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MONO COUNTY  
PLANNING AGENCY

1994-5  
ANNUAL REPORT

Reviewed by Mono County Planning Commission  
September 1995

Approved by Mono County Board of Supervisors  
November 7, 1995

MONO COUNTY PLANNING DEPARTMENT



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# MONO COUNTY PLANNING AGENCY 1994 ANNUAL REPORT

## INTRODUCTION

### Background

State law (Section 65103 of the Government Code) requires the local planning agency to provide an annual report to the legislative body on the status of the General Plan and its implementation. Government Code Section 65400, which was recently amended, specifies that this report shall be provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development, and address the following:

1. The status of the plan and the progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
2. The degree to which the approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 (State General Plan Guidelines) and the date of the last revision to the general plan.

The purpose of this report is to fulfill these State requirements for the annual report, as well as to establish priorities for the County's planning program for the 1995-96 fiscal year.

### Mono County Planning Agency

State law establishes a planning agency in each county, and specifies that the legislative body of each county "shall, by ordinance, assign the functions of the planning agency to the planning department, one or more planning commissions, administrative bodies or hearing officers, the legislative body itself, or any combination thereof." In Mono County, the Board of Supervisors has assigned the planning agency functions to the Planning Department and the Planning Commission.

The functions of the planning agency, as specified in Section 65103 of the Government Code, are as follows:

- A. Prepare, periodically review, and revise, as necessary, the general plan.

- B. Implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.
- C. Annually review the capital improvement program of the city or county and the local public works projects of other local agencies for consistency with the general plan, and regulation relating to it.
- D. Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.
- E. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.
- F. Promote the coordination of local plans and programs of other agencies.
- G. Perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.

Progress in conducting each of these functions is discussed in the following section.

## GENERAL PLAN STATUS

### OVERVIEW

A comprehensive update of the Mono County General Plan was adopted in April 1993 following nearly five years of preparation. The Update was prepared with the intensive involvement of community and regional planning advisory committees, and included numerous workshops and hearings with the Planning Commission and Board of Supervisors.

California planning law requires each city and county to adopt a general plan "for the physical development of the county or city." The general plan is to serve as a "constitution" for development - the foundation upon which all land use decisions are based. General plans are to be updated periodically, and the State General Plan Guidelines recommend major updates at least every four to five years. The previous general plan was adopted in 1982, and was well overdue for a major update.

The General Plan was updated to satisfy state general plan requirements, and more importantly, to establish a policy framework to guide local decisions on future land use issues through the year 2010. The overall goal of the Plan is:

**"To maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors."**

### GENERAL PLAN CHARACTERISTICS

The old general plan, adopted in 1982, was essentially the County's first attempt at a comprehensive countywide plan, and certain issues were addressed in a somewhat vague manner. The Plan Update reflects the general direction of the 1982 Plan, but provides much greater specificity in its policies and land use diagrams/plans, and includes a substantially expanded scope of resource and planning issues/policies. The Update contains the following elements:

Land Use	Safety	Noise
Circulation	Conservation/Open Space	Housing
Hazardous Waste		

Existing area plans for June Lake, the Mammoth Vicinity, Long Valley, Wheeler Crest, and Tri-Valley have been updated through local community and regional planning committees, and integrated into the Land Use Element of the Update. The Land Use Element also includes policies, developed through local community and regional planning committees for those areas formerly without area plans, such as the Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Mono Basin, and the Upper Owens

area. These new community plans are an important addition to the County General Plan.

Other changes from the 1982 Plan include:

- The integration of airport land use policies for the Mammoth Airport, Lee Vining Airport, and Bryant Field (Bridgeport), and the Conway Ranch Specific Plan land use policies.
- The previous Seismic Safety Element has been incorporated into the Safety Element.
- The Update's Circulation Element was prepared in cooperation with the Local Transportation Commission, and also serves as the 1992 Regional Transportation Plan.
- The previous Recreation, Geothermal, and Scenic Highway elements have been incorporated into the Conservation/Open Space element of the Update;
- The Update includes greatly expanded resource policy sections.
- The previous Public Facilities element has been incorporated into the Land Use Element of the Update.

The Update significantly refined the land use directives for the County and, as the following table illustrates, established a more reasonable and realistic limit for the ultimate buildout of the unincorporated area.

Unincorporated Buildout			
	Maximum Dwelling Units	Maximum Population	Projected Resident Population
1982 Plan	121,829	305,790	171,242
1993 Update	28,623	71,844	40,232

The Update provides for a potential maximum buildout of **28,623 dwelling units**, a potential maximum population of **71,844**, and based upon a 1990 Census occupancy rate of 56 percent, a maximum resident population of **40,232** persons. In contrast, the previous 1982 Plan allowed for a potential maximum buildout of **121,829 dwelling units**, a potential maximum population of **305,790 persons**<sup>1</sup> and, applying the above occupancy rate, a potential

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<sup>1</sup>Based on 2.51 persons per dwelling unit (1990 Census).

maximum resident population of 171,242 *persons*. This Update reduction of approximately 76 percent in dwelling units and population at buildout is attributed to the Update's focus of concentrating development in existing communities and adjusting associated planned land use densities.

It should be noted that even with this substantial reduction in allowable buildout, the plan allows for a development level well in excess of anticipated growth over the next twenty years from the current unincorporated population of nearly 6,000 persons.

#### **GENERAL PLAN FINE-TUNING**

In adopting the general plan update, the Board of Supervisors directed the planning department to work with the Regional Planning Advisory Committees to implement the general plan through rezoning, and to reexamine and refine the general plan as needed. The Planning Department has been working with the RPAC's to review and adjust the Plan, and most recently incorporated wetland policies into, and processed a policy clarification for, the Bridgeport Area Plan. Further area plan adjustments which are anticipated include:

- ❖ Incorporating development credit/clustering policies for the Bridgeport Area Plan.
- ❖ Clarifying Avalanche Bypass Road policies and incorporating multi-modal goals and objectives for the June Lake Area Plan.
- ❖ Re-examining the overall goal and implementing policies for the Crowley area.
- ❖ Clarifying mixed use and nonconforming use policies, and adding agricultural policies for the Antelope Valley.
- ❖ Clarifying the design review guidelines and process for the Wheeler Crest Plan.
- ❖ Considering designating Highway 6 as a Scenic Highway in the Tri-Valley Plan.
- ❖ Developing a Crowley Community Park Plan, including plans for facilities such as a library, new community center, ball fields and streamside trails.
- ❖ Integrating the specific plans for the Tioga Inn, Arcularius Ranch, and Lakeridge Ranch Estates.



It is also anticipated that a number of changes to General Plan Land Use Maps will be necessary to clarify several oversights and respond to several local changes. One such change was processed this past year to clearly identify the County's landfill sites. Other anticipated adjustments include:

- ✧ Designating new community center sites for Lee Vining and Crowley.
- ✧ Designating new community park sites for June Lake, Crowley and Paradise.
- ✧ Identifying existing resource extraction properties.
- ✧ Changing a number of properties from Resource Management to Agriculture use, particularly in the Bodie Hills.
- ✧ Changing several properties from Resource Management to Rural Resort in the Bodie Hills.
- ✧ Designating the Lakeridge Ranch Estates property for specific plan development.

#### **REGIONAL TRANSPORTATION PLAN**

The Local Transportation Commission is required to update the Regional Transportation Plan (RTP) every two years. Mono County's RTP also serves as the General Plan Circulation Element. An Update to the RTP/Circulation Element will soon be scheduled for adoption by the LTC, Planning Commission, and Board of Supervisors. Major components of this update include a multi-modal transportation plan for June Lake, and a detailed trails plan for the County. This RTP Update also includes an addendum to the Master Environmental Assessment for the General Plan.

#### **BODIE AREA PLAN**

Following a lengthy planning process and zillions of hours of research and debate, the Board-appointed Bodie Area Planning Advisory Committee has drafted an area plan for the Bodie region. The Planning Department is in the process of responding to public comments on the document, preparing appropriate changes to a Final Draft Bodie Area Plan, and preparing a companion environmental analysis for compliance with the California Environmental Quality Act. The Plan, which was prepared cooperatively with the Bureau of Land Management and with the participation of the State Parks Department, addresses land use issues within and around Bodie, as well as planned land uses in the surrounding Bodie Hills. The BLM has indicated that they intend to adopt the Draft Plan with certain changes to reflect existing laws and BLM regulations in the near future; State Parks is also considering adopting the BLM version of the Plan. It is anticipated that the County

version of the Plan will differ slightly from the BLM version, having more of a focus on private lands in the Bodie Hills.

It should be noted that due to limited staff resources, the Planning Department has been delayed in completing this final Plan. To ensure that the extensive efforts of the Bodie Area PAC are not wasted, it is recommended that the completion of this plan be a high priority for the 95-6 fiscal year. The Plan will ultimately be considered for adoption into the County General Plan by the Planning Commission and Board of Supervisors.

## **GENERAL PLAN IMPLEMENTATION**

### **CURRENT PLANNING ACTIVITY**

The County has implemented the general plan through its zoning program, subdivision process, master plans, specific plans, special studies, mine reclamation plans, the environmental and development review process, and code enforcement programs. Implementation activities completed during the 1994-5 period are summarized in the chart on Page 9. The following briefly discusses County efforts in implementing the General Plan through these processes.

### **SPECIFIC PLANS**

State law (Government Code Section 66474.5 and Section 11000.5 of the Business and Professions Code) requires that a Specific Plan be prepared for subdivision of 50 lots or more in rural areas such as the unincorporated territory of the County. The most recent specific plan adopted in Mono County is the Lakeridge Ranch Estates Specific Plan, which allows for up to 114 residential lots in the Crowley Community. Two other specific plans, the Arcularius Ranch Specific Plan and the Tioga Inn Specific Plan, were approved in 1994 with accompanying EIRs, and the County's first specific plan, the Conway Ranch Specific Plan, was adopted in 1990. These specific plans provide detailed development concepts and implementing regulations for housing and resort development on the respective properties.

The General Plan Update directs that specific plans continue to be used as a primary general plan implementation mechanism. Specific plans are reviewed on an annual basis, at which time refinements or adjustments are made. Both the Arcularius Ranch and Tioga Inn specific plans were reviewed and adjusted this year. Due to a lack of development activity for the property, the Conway Ranch Specific Plan has not been reviewed since its adoption. The County is presently in the process of conducting an internal review of the Plan and the property's status, as well as the nearby Mattley Ranch property. Any changes to the Conway document will involve Planning Commission and Board of Supervisors hearings.

### 1994-5 FISCAL YEAR PLANNING PERMIT ACTIVITY

PLANNING PERMIT	1994-5
SPECIFIC PLANS	1
annual reviews	2
AREA PLANS	0
GENERAL PLAN AMENDMENTS	2
DISTRICT ZONING /MAP AMENDMENTS	2
ORDINANCE TEXT AMENDMENTS	2
ZONE VARIANCES	1
USE PERMITS	10
LAND DIVISIONS:	
TENT. TRACT MAPS	2
TENT. PARCEL MAPS	3
FINAL TRACT MAPS	1
FINAL PARCEL MAPS	3
TRACT MAP EXT.	0
PARCEL MAP EXT.	0
MERGERS	2
LOT LINE ADJUSTMENTS	5
DIRECTOR REVIEWS	16
ENVIRONMENTAL :	
CEQA EXEMPTIONS	22
NEGATIVE DECLARATIONS	9
EIRS	1
PRIOR EIR	2
PLAN CHECKS	89
COMMISSION INTERPRETATIONS	2
RECLAMATION PLANS	1

## ZONING

### Zoning Code

The County Zoning and Development Code, which specifies the land use regulations of the County, functions as the primary mechanism for implementing general plan policies. The California Supreme Court has stated that "zoning is intended to represent a considered, specific, and lasting implementation of the broad statements of policy of the general plan". In California, counties are mandated to maintain their zoning in a manner consistent with their general plan. With the adoption of the Mono County General Plan Update, zoning for certain areas became inconsistent with the General Plan; substantial revisions to the Zoning Code and Zoning Maps are consequently necessary. The following summarizes state law directives for county zoning:

State law (Government Code Section 65850) provides that the county may adopt zoning ordinances that do any of the following:

- ☐ Regulate the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes.
- ☐ Regulate signs and billboards.
- ☐ Regulate all of the following:
  - The location, height, bulk, number of stories, and size of buildings and structures.
  - The size and use of lots, yards, courts, and open spaces.
  - The percentage of a lot which may be occupied by a building or structure.
  - The intensity of land use.
- ☐ Establish requirements for off street parking and loading.
- ☐ Establish and maintain building setback lines.
- ☐ Create civic districts around civic centers, public parks, public buildings, or public grounds, and establish regulations for those civic districts.

State law requires that when a general plan is changed causing the zoning to become inconsistent with the plan, the zoning must be changed to reestablish consistency "within a reasonable time." State law does not prescribe what constitutes "a reasonable amount of time," however the General Plan

Guidelines, which are issued by the State Office of Planning and Research, recommend that **two years** is a reasonable limit to reconcile zoning with an extensive amendment to a general plan. Since our General Plan Update was adopted in April 1993, we are now past the time considered reasonable for correcting zoning inconsistencies.

The Planning Department's consultant, Laurie Mitchel, has drafted proposed changes to our Zoning and Development Code, which the Planning Department is reviewing internally. Due to shifts in planning priorities this year, such as the need to complete the June Lake Avalanche Bypass Road EIR, the update of the Code is proceeding very slowly. A minor code amendment was approved several months ago concerning freestanding signs, however this change is just one of many needed in the sign ordinance, as well as in the remainder of the Code.

Several potential changes to the Code have been reviewed with the County's Regional Planning Advisory Committees (RPAC), and it has become apparent through these reviews that very few people understand the current framework of land use regulations in Mono County. In response to this public input, and in order to simplify and better integrate the County's planning and zoning documents, the Planning Department has investigated the potential and desirability of combining the Zoning Code with the County General Plan. County Counsel's initial review of the concept has been favorable. It is the Planning Department's recommendation that we proceed with combining the two documents in concert with the rezoning of the County.

Major changes to zoning code regulations that would be reflected in the proposed combined document include:

- ✧ Reformatting the document to enhance its use by the general public.
- ✧ Updating and supplementing the definitions section.
- ✧ Adding several new zoning districts to implement new General Plan land use designations.
- ✧ Integrating and updating other development-related ordinances, including the grading ordinance, and subdivision ordinances.
- ✧ Updating several chapters to respond to changes in state law, including the Flood Ordinance, Fire Safe Ordinance, and Secondary Housing Ordinance.
- ✧ Significantly amending the sign ordinance to simplify sign regulations on a County-wide basis, but allowing for more specific regulations to be

tailored to the needs and desires of individual communities through their community planning efforts and area plan.

- ✧ Adding a new chapter concerning development fees.

### **Zoning Maps**

As mentioned, with the adoption of the General Plan Update, the zoning of numerous properties throughout the County became inconsistent with planned land use. The Department, particularly Senior Planner Keith Hartstrom, has spent a substantial amount of time this past year meeting with planning groups to develop appropriate changes to local zoning maps. The process is taking much longer than originally anticipated. It appears that delays can be attributed to a general hostility towards government regulations in some areas; the need to further refine community planning policies concurrently with the rezoning; a lack of prior involvement in the general plan update process and a related lack of understanding of local plans by some residents; a changing membership and attitude on some of the committees; apathy and poor attendance by some of the committees; and a limited amount of planning resources to accomplish the rezoning task.

For the rezoning to be completed in a timely manner with intensive public involvement, additional Planning Department resources will need to be assigned and prioritized to this task. It is recommended that the County rezoning and related code changes be established as the top priority for the County Planning Agency this fiscal year.

### **SUBDIVISION**

The County continues to process subdivisions under the County's outdated subdivision ordinance. Due to changes in state law and in local processing procedures, the subdivision ordinance contains significant deficiencies, and a thorough update of this ordinance is needed. The General Plan Update also includes a directive that the ordinance be updated. The Planning Department's consultant, Laurie Mitchel, has drafted major revisions to the subdivision ordinance. Due to staff constraints, the Planning and Public Works Departments have been unable to thoroughly review, revise and process the draft ordinance.

### **GRADING ORDINANCE**

The Planning Commission has in the past expressed concern regarding the adequacy and enforcement of the County Grading Ordinance. The General Plan Update directs that the grading ordinance be updated to address these deficiencies. Again, the Planning Department's consultant, Laurie Mitchel, has drafted major revisions to the grading ordinance, but the Planning and Public Works Departments have been unable to thoroughly review, revise and process the draft ordinance.

## **MINE RECLAMATION PLANS**

State law and mineral resource policies of the General Plan Update's Open Space / Conservation Element requires the approval of reclamation plans for all past and present mineral extraction operations in the County, including those situated on federal lands. Last year the Planning Commission and Board of Supervisors approved an update of the reclamation ordinance and associated resource extraction ordinance to clarify resource extraction and mine reclamation requirements. The Planning Department continues to monitor local mining operations and conduct annual inspections to ensure compliance with reclamation requirements.

A large number of local resource extraction sites operated by Caltrans have yet to file reclamation plans with the County, and are therefore out of compliance with state and local laws. The State Division of Mines and Geology was in the process of preparing reclamation plans for the Caltrans sites, but has apparently abandoned this effort. It is unknown when we can expect reclamation plans on these sites.

The Public Works Department is also in the process of evaluating any County material pits which may require reclamation plans. The current Mono County Capital Improvements Program includes costs for preparing and processing reclamation plans for County material pits.

## **ENVIRONMENTAL REVIEW (CEQA)**

The Planning Department continues to function as the lead county department for California Environmental Quality Act compliance. The Planning Department utilizes the Master Environmental Assessment and General Plan EIR to expedite environmental processing. The General Plan EIR has served on applicable projects as the project environmental document, thereby eliminating the need for separate environmental assessments. This approach, which is promoted by the State as a method of streamlining the permit process, was most recently utilized for the Lakeridge Ranch Estate Specific Plan.

The County Environmental Handbook specifies the procedures under which the County implements the California Environmental Quality Act. Due to recent changes in CEQA, minor amendments to the Environmental Handbook are needed. This should be a moderate priority this fiscal year.

## **DEVELOPMENT REVIEW PROCESS**

The Planning Department and other applicable County departments continue efforts to streamline the permit process. The proposed integration of the zoning code with the general plan could significantly assist in clarifying the regulatory process for development projects. An update of the zoning, grading and subdivision ordinances will also clarify development permit procedures. In concert with these ordinance updates, the involved departments will be



coordinating to establish a set of standard conditions which can be uniformly applied to similar project and environmental situations. As discussed earlier, the progress in completing these ordinance updates has been slow.

The consolidation of South County office space in Mammoth Lakes has facilitated establishment of a one stop permit counter for planning, health, and building permits, as well as other associated administrative services. The new office complex includes a conference room, which has been used for the County and Town Planning Commission hearings, as well as other planning related commission and committee meetings. The proximity of the new office and conference room to Town offices and local commercial services has improved local government accessibility to the public, and improved cooperative efforts between the Town and County.

### **CODE ENFORCEMENT & ENVIRONMENTAL COMPLIANCE**

The Code Enforcement Officer has been instrumental in ensuring compliance with a number of zoning and planning requirements. The County Code Enforcement Officer continues to enforce planning and zoning ordinances on a complaint basis. Due to requirements for systematic monitoring and enforcement of planning permit conditions and environmental mitigation measures, the Planning Department has requested the County Administrative Officer to authorize the code enforcement officer to monitor planning permit conditions on an ongoing basis. The Planning Department will continue to work with the Code Enforcement Officer in the enforcement of mitigation measures, ordinance requirements, and permit conditions.

### **SPECIAL STUDIES**

The following briefly reviews some of the special studies underway to implement policies of the County General Plan and related documents:

#### **June Lake Avalanche Bypass Road EIR**

This past year's top Planning Department priority has been preparation of the Environmental Impact Report for the June Lake Avalanche Bypass Road. Due to timing limitations for funding, there has been an urgent need to complete the environmental analysis for the project this Summer. The road has received strong support from the Community, the Local Transportation Commission, and the Board of Supervisors; Supervisor Alpers and Commissioner Ronci have played key roles in maintaining public and political momentum to complete the project. Senior Planner Stephen Higa has worked with the Forest Service, the Federal Highways Administration, involved agencies and the County Public Works Department to draft the EIR, circulate the document for public comment, and respond to public comments. The EIR and project authorization is scheduled to be considered for adoption by the Board of Supervisors in September.

### **Walker River Task Force / Ground Water Ordinance**

In past years the Planning Department participated on a task force with the Walker River Irrigation District and adjacent Nevada counties to develop recommendations for the management of the recreational resources of the Walker River System. Due to an apparent lack of interest by the Walker River Irrigation District, the task force essentially dissolved, and the advisory report for the Task Force assembled by the Planning Department (Stephen Higa) was never adopted. Current efforts on the Walker River have shifted to a landowner/river user initiated effort to retain water rights for local ranches, particularly those in Nevada. It is anticipated that the Mono County Board of Supervisors will be participating with the newly formed Walker River Basin Water Users Association in some capacity.

On a related issue, the Board of Supervisors has initiated the process to enact a groundwater protection ordinance to address local water resources. It is anticipated that the Planning Department will be assisting the County Counsel in drafting the ordinance and related changes to the Mono County General Plan. A conference on groundwater issues has been organized for October by the County Counsel to examine recent legal developments in the area of groundwater regulation.

### **Trails Plan**

As a component of the Regional Transportation Plan, and as a refinement of existing circulation element policies, Planning Consultant Laurie Mitchel and Assistant Planner Gerry Le Francouis have drafted a Mono County Trails Plan. The Draft Plan has been reviewed by applicable local planning advisory committees and applicable changes have been made in the plan to respond to committee and public comment. The Trails Plan is scheduled to be considered in public hearings by the Planning Commission, Board of Supervisors and Local Transportation Commission for adoption into the RTP and the Circulation Element this Fall.

### **Wetlands Special Area Management Plans**

The County, in cooperation with the U.S. Army Corps of Engineers, and a number of other state and federal agencies, adopted a Special Area Management Plan (SAMP) last year to regulate development in potential wetland areas in the Bridgeport Valley. The plan, which was incorporated into the County General Plan, delineates wetlands in and around the Bridgeport Townsite and includes policies for regulating development near wetlands.

The Department is assisting the Lahontan Regional Water Quality Control Board conduct similar studies for the June Lake and Crowley areas this summer. Preliminary results of wetlands delineation studies should be available Spring 1996, and local planning groups will be asked to participate

in developing local wetland policies. It is anticipated that local wetland policies will ultimately be considered by the Crowley Regional Planning Advisory Committee, the June Lake Citizens Advisory Committee, and the Planning Commission and Board of Supervisors for incorporation into the Mono County General Plan.

The Planning Department has also attended several meetings of the Eastern Sierra Focus Area - Intermountain West Joint Venture. This group, which consists of private land owners and public agency representatives, has been organizing this past year to undertake several wetland restoration projects in Inyo and Mono County. This group may serve as a potential vehicle for establishing a future local wetlands mitigation land bank in the area.

### **Sphere of Influence Studies**

Under its role as staff to the Local Agency Formation Commission (LAFCO), the Planning Department has in the past prepared Sphere of Influence studies for the local agencies in the County, which have been adopted by LAFCO. Most of these studies, which define the service area of each local agency, are now outdated and are in need of updating. As LAFCO's top priority for 1995-6, planning staff will be initiating updates to these reports, with an emphasis on coordinating general plan policies with LAFCO policies.

### **June Lake Water Quality Study**

The Planning Department has been participating with the Energy Management Department in a \$100,000 Clean Lakes Grant to study water quality issues of Silver and Gull Lakes in the June Lake Loop. The water quality monitoring portion of the study has been conducted by the United States Geologic Service. Based upon monitoring results, Best Management Practices (BMP) for the June Lake Loop will be drafted by the Planning and Energy Management Departments. These BMPs will ultimately be incorporated into the County's grading ordinance. The protection of these watersheds has been a primary concern of the Planning Commission in past years.

### **Whitmore Park Plan**

A cooperative effort between the Town of Mammoth Lakes and Mono County was initiated last year to develop a recreational facilities plan for the Whitmore Area near Crowley Lake. The focus of this effort is to develop improvement programs and policies for the development and maintenance of this regional recreation facility. Last summer, college interns conducted a recreation survey for the area. Due to other planning priorities, little has been accomplished on the plan this year.

### **Crowley Park Plan**

In response to recent interest in providing expanded parks and recreation facilities in the Crowley area, the Crowley Regional Planning Advisory Committee is preparing a Crowley Comprehensive Park Plan. The plan process will include a survey of local residents and will also address local school needs. The plan will ultimately be adopted as part of the the Long Valley Area Plan.

### **June Lake Ballfield and Roadside Park**

The Public Works, Planning and Building Departments have applied for a grant to develop a roadside recreation facility adjacent to the new June Lake Ballfield. Although the grant request was not funded this year, we expect to resubmit the application this next year and coordinate the park's development with the construction of the Avalanche Bypass Road.

### **June Lake Multi-Modal Transportation Plan**

The Planning Department, in its role as staff to the Local Transportation Commission, has prepared a Multi-Modal Transportation Plan for the June Lake Community. This Plan, which will implement the broader transportation directives of the June Lake Area Plan, will also assist in accommodating new traffic patterns established by the future construction of the June Lake Avalanche Bypass Road. The focus of this Plan, however, is not limited to the automobile, but rather integrates alternate circulation modes into June Lake's transportation scheme. This Plan, which will implement a number of policies from the June Lake Area Plan, will be considered for adoption as part of the Regional Transportation Plan and Circulation Element of the County General Plan.

## **CAPITAL IMPROVEMENTS REVIEW**

### **CAPITAL IMPROVEMENT PROGRAM REVIEW**

Each year, all departments of the County and all other local governmental agencies (such as special districts, DWP, and school districts), which intend to construct capital facilities within the county, are required to submit a list of proposed projects to the planning agency for a determination of consistency with the General Plan (Government Code Section 65401). Individual projects are also required to be reviewed. Last year the County initiated its first multi-year Capital Improvement Program (CIP) and established a capital improvements program committee to assist in identifying and recommending future County projects. The Planning Department, which is a member of the CIP committee, will be working with applicable departments and local agencies to initiate an annual review by the Planning Commission of projects for general plan consistency.

In addition to the new CIP, planned road improvements are addressed in the Regional Transportation Plan and Circulation Element in the General Plan. Also, individual County projects and other local agencies' capital improvement projects are reviewed by the Planning Commission, Board of Supervisors, or planning director on a case-by-case basis.

## **PROMOTE PUBLIC INTEREST IN PLANNING**

### **PLANNING ADVISORY COMMITTEES**

The community and regional planning advisory committees continue to serve as the County's most prominent vehicle for promoting interest in local planning. In conjunction with these groups, draft rezoning recommendations are being developed. For a number of these committees' community meetings, notices have been mailed to individual property owners. Most of the policies in the area plans for unincorporated communities were adopted based upon the recommendations of planning advisory committees. These committees are continuing to promote public interest in local planning as they take a lead role in implementing the new general plan. The committees are presently holding community meetings to discuss recommendations for property rezonings.

It should be noted that some of the local committees have experienced periods of poor attendance -- perhaps due to a lack of interest in the subject matter under review -- and stretches of time when no meetings are held. It is a continuing concern of the Planning Department that these committees remain active and representative of community interests. It may be appropriate for the Commission/Board to periodically revisit the structure, purpose and functions of the committees to ensure they remain viable planning advisory committees for their areas.

### **PUBLIC HEARING AND NOTICE**

In accordance with local and state requirements, the Planning Department provides public notice of each planning committee/commission meeting, and in many instances will provide mailed notice to property owners of proposed permit applications. Planning Commission and Board of Supervisors items dealing with planning issues are also properly noticed and posted. Several planning committees have chosen to mail public notice of committee rezoning meetings to residents and property owners. The Department will also provide mailed notice of the rezoning hearings that will ultimately be held before the Planning Commission and Board of Supervisors.

### **COMMUNITY MEETINGS**

Local supervisors often conduct community meetings to discuss local issues, including planning matters. Input received at such meetings is routinely conveyed to county staff, including the Planning Department, for follow-up

action. Community meetings often serve as a forum for promoting public interest in local planning issues.

### **SPECIAL ISSUE MEETINGS**

This past year, the Board of Supervisors conducted a series of public meetings to examine common planning and management issues with state and federal agencies. As a result of these meetings, the Board took action to initiate a collaborative planning process with federal and state agencies, similar to a process underway in Beaverhead County, Montana. It is anticipated that the collaborative planning effort will be coordinated with the County's regional planning committees, and will be integrated with the current rezoning and general plan adjustment process.

### **PLANNING INFORMATION**

The Planning Department continues to spend a great deal of time responding to public inquiries and disseminating planning and environmental information. As part of the general plan update, a "Master Environmental Assessment" (MEA) has been compiled to provide a summary overview of planning and environmental information for the County in a single document. The MEA, which is part of the EIR for the General Plan, will also be useful for the public and staff when researching individual development projects. The Planning Department intends to update the MEA on a regular basis to ensure its accuracy.

The Planning Department has also applied for a multi-year grant to fund a local Geographic Information System. The GIS format will greatly enhance our ability to readily use and update information contained in the MEA, as well as promote coordination and information sharing among county departments and other agencies on a daily basis. Although it was recently learned that the grant program will not be funded this year, the Department will continue to pursue funding sources for this valuable planning tool.

The Planning Department is also a member of the Information Systems Advisory Committee recently appointed by the Board of Supervisors. It is anticipated that this committee will be examining information sharing potentials, computer hardware and software acquisitions, and related issues for the County.

## **CONSULT WITH ORGANIZATIONS AND CITIZENS**

### **PLANNING ADVISORY COMMITTEES**

As mentioned above, community and regional planning advisory committees are utilized extensively by the County for consulting with local citizens on planning issues. Regional committees are in place for the Antelope Valley, Bridgeport Valley, Mono Basin, Tri-Valley and Crowley areas, and community planning groups in Wheeler Crest, June Lake, the Upper Owens and Swauger Creek have played lead roles in the drafting and now implementing local community plans. The County has also appointed a design review committee for the Wheeler Crest area, and formally recognized the June Lake Economic Development Committee.

### **TECHNICAL COMMITTEES**

In addition to citizens committees, technical committees have been utilized to provide input on a number of planning issues. Recent examples include a wetlands advisory committee and a Bridgeport Area Ranchers Committee. The County will continue to utilize technical advisory committees as the need arises.

## COORDINATION OF PLANS AND PROGRAMS

The County promotes the coordination of plans with other agencies through the environmental scoping and project review process, through plan review and comment, and at times, by undertaking cooperative planning projects. Examples of recent cooperative planning projects include:

- ☐ Assumption of the LTC staff function, and coordination with the Town to develop a Regional Transportation Plan.
- ☐ Coordinating with the BLM in the preparation of the Bodie Area Plan.
- ☐ Coordination with Coalition for Unified Recreation in the Eastern Sierra (CURES) in developing the Scenic Byways Transportation Enhancement Activity grant project for Highway 395.
- ☐ Coordination with a number of federal and state agencies to study wetlands in the Bridgeport Valley, June Lake and Crowley areas.
- ☐ Participation with BLM and other agencies to develop a Geographic Information System (GIS) data base for Eastern Sierra resource information.
- ☐ Application for transportation grant funding for County to develop a Geographic Information System in concert with the Town of Mammoth Lakes.
- ☐ Participation with the Walker River Irrigation District and adjacent counties in Nevada to develop recommendations for the management of the recreational resources of the Walker River System.
- ☐ Coordination with the Inyo National Forest in the planning of the new June Lake Park and the Avalanche Bypass Road design.
- ☐ Participation with the Town of Mammoth Lakes in the preparation of a plan for the Whitmore Area.
- ☐ Participation with west-slope counties, Caltrans, and Yosemite National Park in the development of a Yosemite Area Traveler Information process, and a regional transportation plan.
- ☐ Coordination with Inyo County through the Local Transportation Commission to provide transit and promote highway improvements.



## MAMMOTH VICINITY/UPPER OWENS POLICIES

Policy 1: Study the feasibility and desirability of keeping the Owens River Road from Hwy. 395 to the Upper Owens River ranches open during the winter. **Low Priority**

Policy 4: Recommend shoulder widening along Benton Crossing Road around Crowley Lake to increase safety for recreational users. **Low Priority**

## LONG VALLEY POLICIES

Policy 1: Recommend the following projects, in the stated order, as priority items for inclusion in the 1994 STIP:

1. Widen shoulders along Crowley Lake Drive from Tom's Place to Long Valley, to provide for bicycle safety (tied to resurfacing of Crowley Lake Drive);
2. Widen shoulders along South Landing Road, from Crowley Lake Drive to Crowley Lake, to provide for bicycle safety (this would require acquiring the right-of-way from Lakeview Subdivision north);
3. Provide a trail from Long Valley to the Convict Lake Road to enable bicyclists to ride off of Hwy. 395. **Partially Completed**

Policy 2: Designate a bike trail around Crowley Lake on Benton Crossing Road. **Completed**

Policy 3: Designate a bike trail from Long Valley to Mammoth Lakes. **Completed**

Policy 1: Recommend realignment of Lower Rock Creek Road so that it does not intersect with Hwy. 395 south of Tom's Place but terminates at Crowley Lake Drive south of Tom's Place. **Completed**

Policy 4: Seek provision of year-round scheduled transit services to link the community of Wheeler Crest with recreational sites as well as with business and employment centers. **Moderate Priority**

Action 4.1: Establish and/or promote continuation of inter-city service: Bishop/Mammoth Lakes. Seek inclusion of Wheeler Crest onto the scheduled route. **In progress**

## TRI-VALLEY POLICIES

Action 1.1: Work with Caltrans and the California Highway Patrol to minimize the hazards associated with dust blowing across Hwy. 6. **Moderate Priority**

Action 1.3: Designate a site for a fire house and park in Hammil. **Low Priority**

Action 1.4: Designate a site for a landing strip in Hammil for agricultural and emergency use. **Low Priority**

Action 2.2: Investigate the feasibility of establishing a bike trail along the abandoned railway right-of-way east of Hwy. 6. **Low Priority**

Policy 3: Consider designating a bike route from Chalfant to Fish Slough. **Low Priority**

Action 1.2: Develop a TDM program for the county offices. **Low Priority**

Action 1.1: Develop bicycle, pedestrian, parking, and transit facilities that enhance accessibility to community areas. **Moderate Priority**

## **BRIDGEPORT VALLEY POLICIES**

Action 1.1: Recommend shoulder widening along Hwys. 395 and 182 from the Evans Tract to the Bridgeport Reservoir Dam as a priority item for the 1994 STIP. **Completed**

Action 1.2: Recommend study of safety/operational improvements at the following intersections: junction Hwys. 395 and 182; Emigrant Street junction with Hwy. 395; and Twin Lakes Road junction with Hwy. 395 southbound. **High Priority**

Action 3.1: Study the need to further restrict parking at the corners of side streets entering Hwy. 395 in Bridgeport. **Moderate Priority**

Action 3.2: Study the desirability of providing additional off-street parking for county employees, for court use, and for visitors to Bridgeport. **Low Priority**

Policy 1: Recommend a bike path along Twin Lakes Road from Bridgeport to Twin Lakes as a priority item for a Resources Agency Grant for Environmental Enhancement of Transportation Projects. This project may be tied to the resurfacing of Twin Lakes Road in 1993. **Low Priority**

Policy 2: Designate trails from Bridgeport to Twin Lakes, along Hwys. 395 and 182 from the Bodie Road to the Bridgeport Reservoir dam, around the dam to the Old Ranger Station, and from the Old Ranger Station along Buckeye Canyon Road to the Twin Lakes Road. **Completed**

## **MONO BASIN POLICIES**

Policy 1: Recommend that safety improvements on Hwy. 395 along the west side of Mono Lake be a priority item in the 1994 STIP. Such improvements would include shoulder widening for safe use by bicyclists, additional turnouts for sightseers, and improvements to the Old Marina turnoff. **Completed**

Policy 2: Recommend that the Forest Service consider a trail from the Visitor Center to the Lake, and that the community and the Forest Service consider extending the trail along Lee Vining Creek the length of the creek to the lake. **Moderate Priority**

Policy 3: Develop a trail system connecting the campgrounds in Lee Vining Canyon. **Moderate Priority**

Policy 4: Seek funding for trail improvements. **Moderate Priority**

Policy 1: Direct trucks and buses to a centralized parking facility. **Moderate Priority**

Policy 2: Consider restricting parking on Hwy. 395 in Lee Vining. **Moderate Priority**

Action 2.1: Plan for the modification of streets and highways to include bicycle facilities. **Moderate Priority**

Action 2.2: Plan bike facilities so that they can be used for cross-country skiing in winter. **Moderate Priority**

Action 2.3: Work with appropriate agencies to plan new facilities so that they connect to existing trail systems. **In Progress**

Action 2.7: Install bicycle pathways, route signs and striping where roadway and/or shoulder widths exist, surface conditions permit and bicycle volumes warrant. **Low Priority**

Action 2.8: Investigate potential uses of and acquisition of the abandoned railroad right-of-way in the Tri-Valley, north from the Inyo County line. **Low Priority**

Policy 3: Develop a safe and convenient pedestrian circulation system, where feasible, as a portion of the total transportation network. **Moderate Priority**

Action 3.1: Work with appropriate agencies to plan pedestrian facilities so that they connect to existing trail systems. **Moderate Priority**

Action 1.3: Study the feasibility of public/private partnerships for developing and operating transit systems. **Moderate Priority**

Action 4.4: Develop an inter-modal transportation plan for June Lake. **In Progress**

Policy 2: Inventory parking hazards and limitations in community areas. **Low Priority**

Action 2.1: Develop a prioritized list of needed parking improvements. **Low Priority**

Action 2.2: Update and review parking needs within all areas on a regular basis. **Low Priority**

Action 1.1: The Airport Land Use Commission shall update Airport Land Use Plans (ALUPs) as necessary for the Bridgeport, Lee Vining, and Mammoth/June Lakes Airport. **In Progress**

Action 2.1: Designate landing strips for agricultural use in the Antelope Valley and in Hammil Valley. **Low Priority**

Action 2.2: Designate emergency landing strips throughout the County. **Low Priority**

Action 2.3: Identify in this Plan/Element all helicopter landing pads throughout the County. **Low Priority**

Policy 2: Work with appropriate agencies and organizations, such as CURES (the Coalition for Unified Recreation in the Eastern Sierra) to support designation of additional National Scenic Byways in the County. **In Progress**

Action 2.4: Designate Rock Creek Road in Rock Creek Canyon as a County Designated Scenic Highway. **Completed**

Policy 1: Implement Transportation Demand Management (TDM) measures to reduce the amount of investment required in new or expanded facilities, reduce auto emissions, and increase the energy efficiency of the transportation system. **Low Priority**

Action 4.1: Develop ordinance(s), as required by the Subdivision Map Act, to allow for such dedications. **High Priority**

Action 4.2: Identify roads which in the future should be dedicated as county roads and which would require right-of-way dedications from adjacent properties. **High Priority**

Action 1.2: Amend the County Road Improvement Standards to achieve consistency with the requirements of the County's Fire Safe Regulations. **High Priority**

Policy 4: Caltrans, the Local Transportation Commission, and other appropriate agencies and organizations (such as CURES, the Coalition for Unified Recreation in the Eastern Sierra) should work together to identify potential environmental enhancement projects related to transportation improvements and to seek funding for those projects. **High Priority**

Policy 6: Develop a multi-year Capital Improvement Program (CIP) to respond to long-range transportation system improvement needs. The CIP should be based on policies in the County's Land Use Element. **High Priority**

Action 6.1: Use the CIP to establish improvement priorities and scheduling for transportation system improvement projects. **High Priority**

Action 6.3: Divide the County's transportation system improvements into two categories for funding purposes: 1) those which primarily serve countywide traffic demand, and 2) those which primarily serve local area demand. Assign primary responsibility for funding of countywide improvements to the state and federal governments and/or all community and county residents and businesses. Assign funding responsibility for local area improvements to local community and county residents and businesses in that defined area. **Moderate Priority**

Action 6.7: Prioritize improvement needs based on the premise that maintenance, rehabilitation, and reconstruction of the existing system has first call on available funds. **High Priority**

Action 1.3: Investigate the use of alternative funding mechanisms for roadway improvements and maintenance, e.g. mitigation fees, sales tax initiatives, redevelopment areas, assessment districts, and the use of zones of benefit. **Moderate Priority**

Policy 2: Investigate management alternatives for improving and maintaining privately owned roadways. **Moderate Priority**

Action 2.1: Study the feasibility of allowing the County or Special Districts to upgrade and maintain certain roads. **Moderate Priority**

Action 2.2: Investigate the potential for community groups or associations to obtain funding for upgrading and maintaining certain roads. **Moderate Priority**

Policy 3: Establish maintenance, rehabilitation and reconstruction priorities for County roads based on financial and health and safety considerations. **Moderate Priority**

Action 3.1: Work with the County Public Works Department to develop maintenance plans for each community area. **Moderate Priority**

Policy 2: Plan for and provide a continuous and easily accessible trail system within the region, particularly in June Lake and other community areas. **Moderate Priority**

Action 3.1: Work with the State Department of Parks and Recreation to address compatible land uses adjacent to State Historic Park properties. **In Progress**

Action 4.1: Adopt policies and standards in the Cultural Resource Management Ordinance for the maintenance and restoration of significant cultural resources. **In Progress**

Action 4.2: Establish a fund for the purchase, maintenance, and restoration of significant cultural resources. **Low Priority**

Action 4.3: Study the potential of amending the Zoning and Development Code to establish a cultural resource overlay zoning designation and/or local cultural resource or historic districts. **In Progress**

Action 5.1: Develop tax incentives for the preservation or faithful restoration of properties with identified cultural resource value. **Low Priority**

Action 5.2: Adopt the State Historic Building Code, in lieu of the Uniform Building Code, for significant historic structures. **Low Priority**

Action 5.3: Establish requirements in the Cultural Resource Management Ordinance for compatible alterations and additions to historic structures. **Moderate Priority**

Action 1.1: Work with federal, state, and local agencies and organizations to inventory existing interpretive and educational programs and to develop additional interpretive and educational programs, including living history programs. **Moderate Priority**

Action 1.1: Work with federal, state, and local agencies and organizations to develop a list of which cultural resources and activities in the County can be promoted without adverse harm to the resource. **Moderate Priority**

Action 1.5: Study the feasibility of establishing a County historic designation program, with roadside markers. **Moderate Priority**

## **PUBLIC HEALTH AND SAFETY**

Action 1.4: Institute a park-and-ride system to ski areas. **Low Priority**

Action 9.2: Pursue the paving or treating of existing unpaved roads in the County through capital improvement plans, redevelopment plans, or special assessment districts. **Low Priority**

## **CIRCULATION ELEMENT**

Action 3.3: Adopt an ordinance establishing traffic mitigation and roadway improvement fees. The ordinance shall require payment of these fees at the time of building permit approval. The amount of any fee imposed shall bear a reasonable relationship to the traffic generated by a use and the costs of facility improvements necessary to maintain an acceptable level of service. **Moderate Priority**

Policy 4: Require new subdivisions, where applicable, to provide dedications for improvements such as bicycle and pedestrian paths, transit facilities, snow storage areas, and right-of-ways for future public roads identified in the Circulation Element, in conformance with the Subdivision Map Act (Government Code § 66475 et seq.). **High Priority**

Action 3.1: Contact owners of privately owned cultural resource sites to discuss long term plans for the sites and the possibility of obtaining grants or loans for restoration. **High Priority**

Action 3.3: Provide technical assistance to private owners of cultural resource properties wishing to preserve, protect, or restore their properties. **Moderate Priority**

Action 4.1: Work with appropriate federal, state, and local agencies in the development and implementation of the Cultural Resource Management Program. **Moderate Priority**

Action 4.2: Develop procedures for consulting with local Native American groups and with the California Native American Heritage Commission to ensure that federal and state requirements concerning the preservation and protection of Native American remains are met. **Moderate Priority**

Action 4.3: Adopt provisions in the Cultural Resource Management Ordinance to ensure that traditional Native American religious and cultural practices are protected. **High Priority**

Policy 1: Work with private land owners to conduct a comprehensive inventory of cultural resources on private lands. **Low Priority**

Action 1.1: Work with federal, state, and local agencies to analyze current data on cultural resources in the County, to develop a work program for a cultural resources inventory on private lands in the County, and to coordinate with inventory data on public lands. **Low Priority**

Action 1.2: Investigate cooperative approaches to conducting a cultural resources inventory. **Low Priority**

Action 1.3: Seek public involvement in the inventory process. **Low Priority**

Action 1.4: Seek funding and establish procedures for an ongoing update of the inventory. **Low Priority**

Action 1.2: Develop criteria in cooperation with other federal, state, and local agencies, to determine which cultural resources are significant. **Moderate Priority**

Action 1.3: Develop procedures in the Cultural Resource Management Ordinance for the preservation and protection of significant resources, including guidelines for the use of mitigation measures to address the impacts of development on cultural resources. **High Priority**

Action 1.4: Prioritize sites to be nominated to the National Register of Historic Places and/or as California Historic Landmarks or Points of Historical Interest, as well as routes to be nominated for National Trails designation or the California Trails System. **Moderate Priority**

Action 1.5: Make recommendations to the Board of Supervisors concerning the local designation of cultural landmarks and districts. **Moderate Priority**

Policy 2: Explore all available measures, including the purchase of easements, dedication to the County, tax relief, the purchase of development rights, the formation of a local land trust, and the consideration of reasonable project alternatives in order to avoid development on or adjacent to culturally sensitive sites. **Moderate Priority**

Policy 3: Establish buffer zones around significant cultural resource sites to protect the integrity of the resource, as well as the integrity of the setting. **High Priority**

Action 3.2: Where feasible, acquire public lands for parks and ballfields through land exchanges and special use permits. **Moderate Priority**

Action 3.3: Develop and adopt a funding plan to acquire sites and/or conservation easements and to fund needed recreation facilities. **Moderate Priority**

Action 3.5: Promote the development and enactment of an ordinance implementing the Quimby Act's parkland dedication provisions (Government Code § 66477b) that requires new developers to dedicate land, contribute to a fund, or a combination of both, for parks and recreational purposes. **In Progress**

Action 1.2: Participate in the development of recreation plans and policies with other agencies and organizations. **In Progress**

Action 1.1: Inventory and map all trails in Mono County. **In Progress**

Action 1.2: Meet with federal and state agencies to identify priority trail links. **In Progress**

Action 1.3: Seek funding for and construct trail improvements. **In Progress**

Action 1.5: Meet with other agencies to compare capital improvement programs and eliminate overlap of projects. **High Priority**

Policy 3: Develop countywide and community bike path systems in the Circulation Element. **Completed**

Action 1.2: Increase public awareness of seasonal recreation opportunities through promotional programs. **Low Priority**

## **CULTURAL RESOURCES**

Policy 1: Establish a Cultural Resource Management Program. **High Priority**

Action 1.1: Develop a Cultural Resource Management Ordinance that includes criteria, standards, and guidelines for identifying, preserving, and protecting the County's cultural resources. **High Priority**

Action 1.2: Establish a Cultural Resource Management Commission ("the Commission") to administer the Cultural Resource Management Program, to identify cultural resources, to apply for cultural resource grants, to act as a liaison with federal, state, and local agencies involved in cultural resource management, and to review development proposals affecting significant cultural resources. **High Priority**

Policy 2: Obtain funding to implement the Cultural Resource Management Program. **High Priority**

Action 2.1: Apply to the State Office of Historic Preservation for Certified Local Ordinance Status and Certified Local Government status. **High Priority**

Action 2.2: Consult with federal, state, and non-profit groups concerning the availability of grants and funding for cultural resources preservation and management. Seek funding from available sources. **Moderate Priority**

Policy 6: Establish and implement roadway improvement standards for designated scenic highways. **Low Priority**

Action 1.1: Work with federal, state, and local agencies to construct roadside turnouts with interpretive information for scenic vistas. **In Progress**

Action 1.2: Work with federal, state, and local agencies to develop a scenic vista signing program which marks scenic viewpoints from roadways. **High Priority**

Policy 2: Provide roadside improvements for designated county and state scenic highways. **In Progress**

Action 2.1: Work with appropriate agencies and individuals to develop scenic view areas and roadside stops whenever feasible within scenic highway corridors. **In Progress**

Action 2.2: Install bicycle lanes, equestrian trails and foot trails where appropriate along scenic highways. **Moderate Priority**

## **OUTDOOR RECREATION**

Action 1.3: Study the feasibility of providing a community center for Lee Vining. **In Progress**

Action 2.1: Provide new park facilities to accommodate growing populations in accordance with the following parkland standards:

- a. Neighborhood parks: a minimum of one acre per 1000 population.

Neighborhood parks should be centrally located to serve areas within a one-half mile radius and should be easily accessible by foot, bicycle, or automobile. Typical facilities include children's play areas, picnic facilities, sitting areas, open turf, and if space permits, paved areas for games such as basketball or tennis.

- b. Community parks: a minimum of three acres per 1000 population.

Community parks should be centrally located to serve areas within a two mile radius and should be easily accessible by foot, bicycle, or automobile. Typical facilities include softball fields, large turf areas for soccer or football, on-site restrooms, paved areas for basketball, and walking paths/fitness trails, and if space permits, children's play areas and picnic facilities.

- c. Regional parks: a minimum of 10 acres per 1000 population.

Regional parks should be located to serve areas within a 10-15 mile radius and should be easily accessible by automobile. Typical facilities include ballfields, on-site restrooms, picnic facilities, and specialized facilities such as motocross tracks, pools, shooting ranges. **In Progress**

Action 2.3: Encourage the formation of a self-supporting park system by employing user fees (where appropriate), concessionaire revenues, soliciting grants and private contributions, requesting volunteer help, and by other means which further cost-effective park operations. **In Progress**

Action 3.1: Prioritize site acquisitions. **Moderate Priority**



- a. Projects should not dominate the natural environment, and should complement existing community character; the scale, design, and siting of a project should be appropriate for the setting;
- b. Building mass should be varied and should be appropriate for the surrounding community or area. Facades in commercial districts should be varied.;
- c. Project siting and structural design should be sensitive to the climate, topography, and lighting of the surrounding environment;
- d. The design, color, and building materials for structures, fences, and signs shall be compatible with the natural environment and/or surrounding community;
- e. Visually offensive land uses shall be adequately screened through the use of landscaping, fencing, contour grading, or other appropriate measures;
- f. The visual impacts of parking areas shall be minimized through the use of landscaping, covered parking, siting which screens the parking from view, or other appropriate measures.
- g. Signs shall comply with the County's Sign Ordinance;
- h. Standardized commercial structures, design, and materials shall not be allowed (e.g. a "McDonalds" shall be designed with materials and finishes that harmonize with the surrounding area);
- i. Industrial areas shall be as compact as possible.
- j. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety;
- k. All new utilities shall be installed underground, in conformance with applicable provisions of the MCZDC;
- l. Existing roads shall be utilized whenever possible. Construction of new roads should be avoided except where essential for health and safety;
- m. Earthwork, grading, and vegetative removals shall be minimized;
- n. All site disturbances shall be revegetated with a mix of indigenous species native to the site (based upon a pre-project species survey). A landscaping plan shall be submitted and approved for all projects. **In Progress**

**Action 3.4:** Pursue the establishment of underground utility districts within scenic highway corridors as a mechanism to place existing overhead lines underground. **Moderate Priority**

**Action 4.1:** Seek funding and work with appropriate agencies to develop and implement revegetation and reforestation programs along county roads, including scenic highways. **Moderate Priority**

**Action 5.2:** Amend the Sign Ordinance to regulate the number, type, size, height, design, materials, color and texture of on-premise attached signs within scenic highway corridors. **In Progress**

Action 1.1: Provide for density bonuses for residential and commercial projects using passive or active solar heating. A 10 percent density bonus may be allowed for each 25 percent reduction in space and water heating demand. **In Progress**

Action 1.2: Enact a solar access ordinance requiring that structures be located and sized so as not to obstruct the solar access of adjoining existing structures unless owners of the affected structures are equitably compensated by the project proponent for the loss of solar access. **In Progress**

Action 1.4: Discourage the installation of wood-burning fireplaces by allowing a density bonus for the use of gas-fired decorative fireplaces. **In Progress**

Policy 2: Develop land use policies and development standards which foster energy conservation. **Low Priority**

Action 2.1: Develop and encourage the use of a voluntary energy efficiency rating system in residential real estate transactions. Implement an ordinance requiring such energy efficiency disclosures in all residential transactions. **Low Priority**

Action 2.2: Encourage that all existing residential buildings and motels/hotels be equipped with the following energy conservation measures at the time of sale: weather-stripping at all doors, windows, and utility outlets; water heater insulation wrap; insulation of all exposed water pipes and heating ducts; double/triple pane windows; and automatic thermostat setback control devices. **Low Priority**

## **VISUAL RESOURCES**

Policy 1: In order to protect and enhance important scenic resources and scenic highway corridors as identified in the MEA, designate such areas throughout the County for Open Space, Agriculture, Resource Management, or similar low intensity uses. **Completed**

Action 1.1: Identify important scenic resources, including scenic highway corridors, in the MEA. **Completed**

Action 4.5: Conserve scenic highway corridors by maintaining and expanding large lot zoning designations in areas within view of scenic highways. **In Progress**

Policy 2: Seek state scenic highways designation for additional mileage in Mono County. **In Progress**

Action 2.1: Apply to Caltrans for designation of additional Mono County roadways as state scenic highways. **Moderate Priority**

Action 3.1: Study the feasibility and desirability of a county signing program for county adopted scenic highways. **High Priority**

Policy 6: Support designation of appropriate highways as National Scenic Byways. **High Priority**

Action 2.1: Develop design guidelines for residential, commercial, and industrial development projects. At a minimum, the following development standards shall apply:

Action 3.2: Amend the subdivision ordinance to include measures for the protection of access to irrigation facilities by applicable entities. **In Progress**

Policy 1: Determine the environmental impacts associated with grazing activities in the Long Valley Caldera and on other private lands and DWP lands in the County. **Moderate Priority**

Action 1.1: Provide input to the Lahontan Regional Water Quality Control Board's investigation of grazing impacts on Crowley Lake. **Moderate Priority**

Action 1.2: Consider designating sensitive portions of the Long Valley Caldera and other appropriate areas in Mono County for Natural Habitat Protection; restrict or prohibit grazing in areas so designated. **In Progress**

## **MINERAL RESOURCES**

Policy 1: Pursue methods that will elevate Mono County's status from a "Low" priority to a "Very High" or "High" priority with respect to the California Department of Conservation, Division of Mines and Geology, priority schedule for *Mineral Land Classification Studies*. **High Priority**

Action 2.1: Amend the County Zoning and Development Code to provide for a Resource Extraction (RE) District. The Resource Extraction District shall provide appropriate regulations with respect to mineral resource development. **Completed**

Action 2.5: Develop appropriate application forms to expedite the application and processing of mineral resource exploration, development, and reclamation projects. Update these forms as necessary to reflect applicable federal, state, and county regulatory changes. **Completed**

Action 3.2: Pursue methods, such as a MOU or Joint Powers Agreement, to address the administration and coordination of surface mining activities on lands administered through the U.S. Forest Service. **High Priority**

Policy 4: Explore methods to implement a countywide mineral extraction fee or tax. The purpose of this fee or tax shall be to compensate the County for the depletion of its non-renewable mineral resources. **Moderate Priority**

Policy 1: Mono County ordinances, rules and regulations shall establish a phased permit process for geothermal development in accordance with the provisions of this element. **Completed**

Action 1.1: Mono County shall develop, as part of its hydrologic database, information on water diversions (see the Water Resources Section of this Element). **Moderate Priority**

Action 1.1: Mono County shall develop, as part of its hydrologic database, information on water resources and areas that should be protected (see the Water Resources Section of this Element). **Moderate Priority**

Action 1.4: The County shall adopt a proactive position in the future siting of transmission and pipeline corridors by working with utilities and project proponents to specify those locations where transmission corridors are acceptable. **Low Priority**

Action 2.2: Work with the RWCQB to develop standards and regulations for specific areas of the unincorporated area. Reflect these standards in applicable county regulations, such as the Grading Ordinance (Chapter 13.08). In Progress

Action 2.3: Work with Lahontan RWQCB to enforce erosion control standards for development on private land. In Progress

Action 3.2: Request that state and federal agencies enforce requirements to minimize erosion. Low Priority

Action 3.4: Consider amending the County Grading Ordinance to address water quality concerns. In Progress

Policy 4: Establish buffer zones where recharge occurs, including adjacent to surface waters and riparian areas. High Priority

Action 4.1: Amend the Zoning Code to specify uses and setback requirements from recharge, riparian, and wetland areas. Continue to enforce setback requirements from surface waters. In Progress

Action 4.2: Establish policies for the management of wetlands in Mono County. In Progress

Action 4.3: Develop Special Area Management Plans<sup>3</sup> in cooperation with the U.S. Army Corps of Engineers for the Bridgeport and Long Valleys, as well as other wetland regions of the County. In Progress

Action 2.1: As necessary, investigate the use of fencing, alternate grazing patterns, and/or reduction in the number of animals grazed, or other measures to protect stream water quality. Low Priority

Action 2.2: Recommend that salt blocks, supplemental food supplies, or chemicals used in treating animals be located sufficiently far from surface water and used in such a manner as to protect water quality. Low Priority

Action 3.1: County staff and contractors shall not use environmentally damaging methods for de-icing roads. In Progress

## AGRICULTURE, GRAZING, AND TIMBER

Action 1.2: Establish adequate minimum parcel sizes for viable agricultural lands and encourage consolidation of undersized parcels. Consider amending the Zoning Code to address minimum parcel sizes in appropriate zoning districts. An exception to this policy may occur when it is proposed to parcel a farmhouse from the remaining agricultural lands. In Progress

Policy 5: Establish a countywide standing agricultural committee to address issues affecting agricultural landowners in the county. The committee shall be integrated with the county's existing regional and community planning advisory committees. In Progress

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<sup>3</sup>A Special Area Management Plan is a set of policies developed cooperatively with the U.S. Corps of Engineers to address local wetland development issues.

## WATER RESOURCES AND WATER QUALITY

Policy 1: Compile baseline data on the basic components of hydrologic units within the County. **Moderate Priority**

Action 1.1: Cooperate with relevant agencies and organizations to develop and maintain a comprehensive hydrologic record of local hydrologic units. **High Priority**

Action 1.2: Study the feasibility of utilizing the existing permitting system for new wells in Mono County as a method to gather information on the depth of the local water table and water use. **High Priority**

Action 1.3: Work with local water providers, LADWP, the Tri-Valley Groundwater Management District, and resource agencies to calculate water budgets<sup>2</sup> for each hydrologic unit in the County. **Low Priority**

Action 1.4: Work with local water providers, LADWP, the Tri-Valley Groundwater Management District, and resource agencies to develop water management plans for hydrologic units in the County. **High Priority**

Policy 3: Work with local water providers to implement water conservation programs in local communities. **Moderate Priority**

Policy 1: Regulate out-of-basin water transfers from private lands in the unincorporated area of the County, in accordance with the following actions. **High Priority**

Action 1.1: Where not preempted by state law, require a water transfer permit from the Mono County Planning Commission for out-of-basin water transfers. **High Priority**

Policy 2: Establish local mechanisms to regulate groundwater exports. **High Priority**

Action 2.1: Initiate the process, via state legislation, to establish additional local Groundwater Management Districts (GWMDs) or to expand the existing GWMD to regulate out-of-basin groundwater transfers in appropriate areas of the County. **High Priority**

Policy 1: Work with the appropriate agencies to develop and implement a comprehensive water management plan for Mono Basin and the downstream areas of the aqueduct system. The water management plan should ensure that Mono Lake and the local aqueduct system are managed in a manner that protects the ecological and fisheries values of the Mono Basin and downstream areas of the aqueduct system. **High Priority**

Policy 1: Develop and implement water conservation programs for Mono County government operations. **Low Priority**

Policy 3: Adjust current practices which cause excessive erosion in order to avoid or mitigate such erosion. **In Progress**

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<sup>2</sup>A water budget is a model of the relationship between the inputs and outputs of a particular hydrologic unit.

Action 1.13: In coordination with the DFG and other appropriate agencies, provide information and educational programs to landowners and developers on how to improve wildlife habitat on their property. **Moderate Priority**

Action 1.14: Work with the DFG, Caltrans, and other appropriate agencies to develop and implement a program to minimize deer road kills. **High Priority**

Action 1.15: Coordinate policies in the General Plan with policies and goals of DFG deer herd management plans. **In Progress**

Action 2.3: Work with appropriate agencies and organizations to investigate the feasibility of establishing preservation areas to protect and restore threatened and endangered species. **Low Priority**

Action 3.1: Amend the Mono County Zoning and Development Code to include maximum site disturbance standards in appropriate zoning districts. **In Progress**

Action 6.2: In coordination with the County Assessor's Office, seek reductions of property taxes for areas preserved for wildlife. **High Priority**

Action 6.4: Consider appointing a Fish and Wildlife Technical Advisory Committee to advise the County on fish and wildlife planning and mitigation measures and to seek funding for fish and wildlife protection and habitat acquisition. **Low Priority**

Action 9.2: Study the feasibility of enlarging the Bridgeport Reservoir, or implementing other alternatives in order to enhance fishery and wildlife resources. Various alternatives include improving water quality and waterbird nesting, and establishing minimum pools. **High Priority**

Action 10.3: Pursue grant funding for fisheries enhancement. **Moderate Priority**

Action 11.1: Work with the DFG and other appropriate entities to identify appropriate areas for catch and release programs or other appropriate restrictions, and to implement such programs or restrictions. **Moderate Priority**

Action 11.2: Work with the DFG and other appropriate entities to provide educational material on the non-consumptive use of fisheries, e.g. information on the proper technique for catch and release fishing. **Moderate Priority**

Policy 12: Support state and federal efforts to reintroduce trout in appropriate remote locations. **Moderate Priority**

Action 12.1: Provide recommendations to the DFG and USFWS regarding types of fish and appropriate locations for reintroduction. **Moderate Priority**

Action 13.1: As funding permits, continue the county's current fish stocking program. **High Priority**

Policy 14: Develop and implement programs to use County Fish and Game fine revenues to meet the objective of maintaining and restoring botanical, aquatic and wildlife habitats in the County. Possible programs could include measures to improve fish and wildlife habitat (e.g. placement of cattle fencing and fish screens), implementation of measures to reduce deer road kills, etc. **Moderate Priority**

## GENERAL PLAN WORK ITEMS AND PRIORITY STATUS

The following section highlights those policies/directives that call for Planning Department follow-up, and attempts to assign a High, Moderate, or Low priority rating to each directive. Those directives that are presently in progress or that were recently completed are so noted.

### CONSERVATION/OPEN SPACE

#### OPEN SPACE

Policy 3: Maintain large lot sizes in agricultural areas in order to protect agricultural uses. **In Progress**

Policy 4: Designate undeveloped lands owned by out of county agencies such as the Los Angeles Department of Water and Power (DWP), and the Walker River Irrigation District (WRID), or by utility entities such as Sierra Pacific Power Company, and Southern California Edison (SCE) as "Open Space" ("OS") or "Agriculture" ("A") in the Land Use Element. Exceptions to this policy may include lands adjacent to community areas needed for community uses, or lands outside community areas needed for public purposes. **In Progress**

Action 1.3 Investigate the use or expansion of the Land Conservation Act of 1965 (the Williamson Act) to preserve open space and agricultural uses of land. **Low Priority**

Action 1.4: Investigate the use of the County's power of eminent domain where appropriate for health and safety reasons. **Low Priority**

Action 1.5: Consider full fee acquisition by the County through purchase at fair market value. **In Progress**

Action 1.6: Evaluate the use of taxes, including users fees and taxes, transient occupancy taxes, real estate transfer tax, and gasoline tax, for open space acquisition. **Low Priority**

Action 1.8: Consider the use of Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR) to preserve additional open space. **In Progress**

Action 1.9: Investigate private funding, including conservation groups such as the Nature Conservancy or Trust for Public Lands. **In Progress**

Action 1.12: Work with the County Assessor to encourage gifts of open space through tax incentive programs. **Moderate Priority**

Action 1.13 Work with the County Assessor to preserve open space through the use of tax foreclosures where appropriate. **Low Priority**

#### BIOLOGICAL RESOURCES

Action 1.7: Monitor the success and failure of adopted mitigation measures in order to refine future efforts. **In Progress**

The Department has successfully used this approach in working with BLM staff in drafting the Bodie Area Plan, and working with the Lahontan RWQCB in developing local wetland plans. Examples of possible shifts in functions include transferring a greater share of the Local Transportation Commission staffing load to the Town of Mammoth Lakes, transferring day-to-day monitoring of permit conditions to the Code Enforcement Officer, or shifting reclamation plan processing and monitoring to the Public Works or Energy Management Department.

**4. Reestablish an active planning intern program.**

This option entails recruitment of one or several students to serve as planning interns for the County. Student teams or individuals could be assigned to specific projects, such as conducting noise readings and taking traffic counts along county roads, or compiling and inputting data into a Geographic Information System format.

**5. Fill Vacant Planning Position**

This would involve recruitment and hiring of a planner to fill the vacant position left open when Rich Boardman became Public Works Director. Due to continued County budget problems, the feasibility of this option is doubtful.

**6. Other**

Identify other options with the Planning Commission and Board of Supervisors.



25. In conjunction with the Public Works Department, prepare and process environmental documents for landfill permits and the Integrated Waste Management Plan.
26. In cooperation with the Town of Mammoth Lakes, conclude preparation of the Whitmore Park Plan.
27. In conjunction with the LTC, continue to participate in the Yosemite Area Traveler Information process and in the preparation of a regional transportation plan for the Yosemite area (LTC priority).
28. Promote local participation in, and familiarity with, the County planning process by hold Planning Commission meetings in various community areas when practical, and conducting regional planning advisory committee meetings periodically throughout the year.

#### **BUDGET CONSIDERATIONS**

The Planning Department staffing levels are limited, and the Department will not be capable of completing all but the top priority items in the 95-6 fiscal year. If determined necessary, options for supplementing staff include:

1. **Retain planning consultant(s) for specific projects.**  
This option entails requesting proposals and selecting one or more consultants to perform specified planning tasks or projects. As an example, due to the budget crisis, the Planning Department applied for and secured \$30,000 of non-general fund monies to conduct a transit study for Mono County. A planning consultant could be retained to prepare part of or all of this transit study, thus freeing up planning staff time for higher priority projects.
2. **Retain contract planner to assist in various projects.**  
A contract planner could be retained in much the same manner as the above option for a specified period of time to provide general or specific assistance to the Planning Department. The contract planner could perform day-to-day current planning functions in the office, or work on a high priority project, such as collaborative planning with federal and state agencies. Funding for such a position could come from general fund money, or other sources such as the transportation grant or special funds, such as those used for collaborative planning in Beaverhead County, Montana.
3. **Share planning responsibilities with other departments or agencies.**  
This option entails shifting certain functions to other departments or working with other agencies in conducting common planning studies.

10. In cooperation with the USGS, assess Gull and Silver Lake water quality, and develop Best Management Practices for the June Lake Loop.
11. In cooperation with the Public Works and Building Departments, update the Grading Ordinance.
12. In cooperation with applicable County departments, develop standard conditions for development projects.
13. In cooperation with the Public Works Department, update the County Subdivision Ordinance.
14. In concert with the Local Transportation Commission (LTC), incorporate the June Lake Multi-modal plan and Mono County Trails Plan into the Regional Transportation Plan and Mono County General Plan.
15. Update the Planning Permit Fee Structure as necessary.
16. Revise project processing procedures and forms as necessary.
17. Update Planning Commission procedures through an update of the Planning Commission Handbook.
18. Continue to pursue funding for implementation of a Geographic Information System for Mono County.
19. In cooperation with the Town of Mammoth Lakes and the Local Transportation Commission, conduct a transit study and develop a transit plan for Mono County (LTC priority).
20. Update the County Environmental Handbook.
21. Work with landowners to initiate a master infrastructure plan and specific plan process for the Rodeo Grounds/West Village area of June Lake.
22. Work with the County Administrative Officer to develop a master property tax agreement for fire district annexations.
23. Work with the Public Works Department to prepare, review and approve reclamation plans for County-operated resource extraction sites.
24. Update special district Sphere of Influence Reports and conduct consolidation studies as necessary (LAFCO priority).

## 1995-96 PRIORITIES

As the review of last year's progress indicates, many of last year work priorities have yet to be completed. The following list of 1995-96 planning agency priorities includes many of the priorities from last year. These priorities are in addition to day-to-day current planning and environmental review functions of the planning department.

1. Certify the EIR for the June Lake Avalanche Bypass Road, and assist the Public Works Department in the implementation of environmental mitigation measures.
2. Work with the Regional Planning Advisory Committees to rezone property to ensure consistency with the new General Plan. Adjust the General Plan as necessary, including the addition of a Vision Element, concurrent with this rezoning process.
3. Conclude revision of the Zoning Code provisions and incorporate the Code with the County General Plan; include a review of draft sections with planning committees/commissions as needed.  
*(NOTE: The Planning Commission has requested that the County Counsel conduct a legal analysis of the advantages and disadvantages of this combined format prior to combining the documents.)*
4. In conjunction with the BLM and the Bodie Planning Advisory Committee, adopt the Bodie Area Plan and rezone property accordingly.
5. In coordination with federal and state agencies, establish a collaborative forum or planning process for Mono County; to the extent feasible coordinate this effort with the County's planning process.
6. Conduct noise readings and traffic counts in conjunction with the Local Transportation Commission for use in updating the County Noise Ordinance, Noise Element, Circulation Element and Regional Transportation Plan.
7. In coordination with County Counsel, prepare a groundwater protection ordinance and initiate necessary changes to the water policies of the Mono County General Plan.
8. In cooperation with the Lahontan RWQCB and Army Corps, conduct wetland studies for the June Lake and Long Valley Community Areas and adopt a Wetlands Policy into the General Plan for these areas.
9. Prepare a Comprehensive Park Plan for Crowley.

- ❑ Work with the Walker River Irrigation District and other affected agencies to develop recommendations for the management of the recreational resources of the Walker River System, including Walker Lake.

***Progress:***

*Recommendations report completed; Walker Lake issue ongoing.*

- ❑ Revise project processing procedures and forms as necessary.

***Progress:***

*Minor adjustments were made in planning department procedures last year. This work item is ongoing.*

- ❑ Update the Planning Permit Fee Structure as necessary.

***Progress:***

*None.*

***Progress:***

*None.*

- ❑ In cooperation with the Town of Mammoth Lakes, conclude preparation of the Whitmore Park Plan.

***Progress:***

*Limited. Need to draft policies and conduct public meetings.*

- ❑ In conjunction with the Building and Public Works Departments, conclude preparation of the June Lake Park Plan.

***Progress:***

*Site plan complete; need to work with Public Works to reapply for grant funding for park development and integrate the park plan design with the Avalanche Bypass Road design.*

- ❑ In conjunction with the LTC, continue to participate in the Yosemite Area Traveler Information process.

***Progress:***

*Ongoing*

- ❑ Work with landowners to initiate a specific plan process for the Rodeo Grounds/West Village area of June Lake.

***Progress:***

*None.*

- ❑ Update special district Sphere of Influence Reports and conduct consolidation studies as necessary.

***Progress:***

*None. Priority item for LAFCO this year.*

- ❑ In cooperation with the Army Corps of Engineers, and other affected agencies, adopt a Wetlands Policy into the General Plan for the Bridgeport Valley, and cooperate with the Army Corps and Lahontan RWQCB to conduct wetland studies for the June Lake and Long Valley Community Areas.

***Progress:***

*Bridgeport policies have been adopted; June Lake and Crowley studies are underway.*

- ☐ Update the County Noise Ordinance.

*Progress:*

*Transportation funds for noise data collection and related traffic counts were recently secured. Data will be used to update Noise Element/Ordinance and Regional Transportation Plan. This is a major work item in the Local Transportation Commission's Overall Work Program.*

- ☐ Adopt a Mono County Trails Plan, including Bike Plan component.

*Progress:*

*A draft has been completed and reviewed by the public; hearings for adoption are scheduled in October.*

- ☐ In conjunction with the BLM and the Bodie Planning Advisory Committee, adopt the Bodie Area Plan and rezone property accordingly.

*Progress:*

*BLM is ready to adopt the Plan; County needs to make final corrections, review final draft with the committee, process the environmental document, and conduct hearings to adopt the Plan.*

- ☐ In cooperation with Public Works, conclude the environmental analysis for the June Lake Avalanche Bypass Road.

*Progress:*

*Significant progress. EIR is completed and ready for certification by Board of Supervisors*

- ☐ In cooperation with the USGS, assess Gull and Silver Lake water quality, and develop Best Management Practices for the June Lake Loop.

*Progress:*

*Significant progress. Monitoring completed; BMP's need to be drafted.*

- ☐ In concert with the Local Transportation Commission (LTC), incorporate the June Lake Multi-modal plan into the June Lake Area Plan and the Regional Transportation Plan.

*Progress:*

*Ready for public hearings to consider adoption.*

- ☐ Work with the June Lake CAC and Economic Development Committee to implement a design review process for June Lake.

- The recent formation of an Eastern Sierra Council of Governments by the County, Town, Inyo County and City of Bishop for the purpose of coordinating certain regional issues, such as solid waste.

## OTHER FUNCTIONS

In addition to mandatory requirements, the planning agency has undertaken a number of other studies, reports and functions, many of which have been discussed previously in this report.

## PLANNING AGENCY PRIORITIES

### REVIEW OF 1994-5 PLANNING PRIORITIES AND PROGRESS

Last year's annual report listed a number of priority work tasks for the Planning Agency. The following reviews the progress made on these planning priorities for 1994-5.

- ☐ Work with the Regional Planning Advisory Committees to rezone property to ensure consistency with the new General Plan. Adjust the General Plan as necessary concurrent with this rezoning process.

*Progress:*

*As discussed earlier in this report, progress on this work item has been slow; this is recommended as the top priority for 95-6.*

- ☐ Conclude revision of the Zoning Code, including a review of draft sections with planning committees/commissions as needed.

*Progress:*

*Limited progress to date; Department proposes integrating zoning with General Plan.*

- ☐ In cooperation with the Public Works and Building Departments, update the Grading Ordinance.

*Progress:*

*Limited progress. Consultant draft awaiting departments' review.*

- ☐ In cooperation with applicable County departments, develop standard conditions for development projects.

*Progress:*

*Initial list of conditions drafted. LTAC review and revisions needed.*

- ☐ In cooperation with the Public Works Department, update the County Subdivision Ordinance.

*Progress:*

*Limited progress. Consultant draft awaiting departments' review.*

- ☐ Update the County Environmental Handbook.

*Progress:*

*No progress.*



Policy 4: Study the feasibility of providing rest stops or turnouts along Hwy. 6 throughout the Tri-Valley area. **Low Priority**

## HOUSING ELEMENT

Program 1.2: Revise the county's Zoning and Development Code to ensure consistency with the updated General Plan. **In Progress**

Program 1.2: Review permit processing procedures of the Planning and Building Departments to ensure continued streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear, and easy to use. **In Progress**

Program 1.4: Amend the Zoning and Development Code to clarify the procedures for permitting the installation of mobilehomes in various zoning designations other than single-family residential designations. **In Progress**

Program 1.9: In communities with a limited private land base and with limited vacant land available for additional residential development, study the possibility of acquiring surrounding public lands for community expansion. **In Progress**

Program 1.11: Study the desirability and feasibility of implementing a redevelopment agency in the County. **Low Priority**

Program 2.2: Amend the Zoning and Development Code, to reflect recent changes in state requirements for density bonuses. **In Progress**

Program 2.3: Provide a density bonus for the provision of enclosed, covered parking, including underground parking. Density bonuses for enclosed, covered parking are available at the rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50 percent of the units to qualify for bonuses. Density bonuses will be calculated on the surplus of required covered parking spaces greater than 50 percent. **In Progress**

Program 2.11: Work with IMACA, IMAAA, Inyo County, the Town of Mammoth Lakes and other appropriate entities to study the feasibility of establishing a regional housing authority or a regional non-profit corporation or trust for affordable housing. **Moderate Priority**

Program 1.4: Enforce housing code requirements and develop a housing rehabilitation program.

- a. Abatement of unsafe residential units; replacement with safe and affordable units.
- b. Seek home repair grants and low interest loans, including rental rehabilitation grants.
- c. technical assistance grant from CDBG to begin/address this work.
- d. identification of neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements. **Moderate Priority**

Program 1.1: Revise the Zoning Code to provide for emergency shelters and transitional housing in Commercial, Commercial Lodging, and Mixed Use districts. Monitor the need for permanent emergency shelters. Apply for or encourage and assist a non-profit organization to apply for emergency housing funds available from the Department of Housing and Community

Development or other state or federal agencies when it is determined that there is a need for emergency housing. **In Progress**

## LAND USE ELEMENT

**Action 1.3:** Provide sufficient land to accommodate the expansion of community areas, including sites for affordable housing. **In Progress**

**Policy 3:** Designate most lands outside of existing community areas for low intensity uses (e.g. open space, agricultural, resource management). Higher intensity uses (e.g. industrial, resource extraction, large-scale resort development) may be permitted outside of existing community areas if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher intensity uses shall not adversely impact the area's scenic, recreational, cultural and natural resources. **In Progress**

**Policy 6:** Develop standards and siting criteria for the placement of group homes, juvenile facilities, schools and similar facilities. **In Progress**

**Action 6.1:** Amend the Zoning Code to require a use permit for group homes, juvenile facilities, schools and similar facilities. The fiscal and socio-economic impacts of the project and proposed mitigation measures or project alternatives to address the impacts shall be addressed in the use permit. **In Progress**

**Action 8.6:** Existing mining operations, geothermal operations, and other existing resource extraction operations shall be designated Resource Management and zoned Resource Extraction. Existing salable materials operations (e.g. aggregate mining) in agricultural areas shall be designated Agriculture and zoned Resource Extraction. Once these sites have been exhausted and reclaimed, the land use designation shall be revised to reflect the planned future land use. **In Progress**

**Action 9.1:** Development projects, including mining operations (but not exploration activities), in the Bodie area shall require a Specific Plan or Area Plan. The Specific Plan or Area Plan should focus on ensuring that the development project complies with Policy 9 above. The Specific Plan or Area Plan for a mining operation shall also specify post-mining land uses and requirements for those land uses. **In Progress**

**Action 9.2:** Designate the Bodie area with the Specific Plan/Area Plan designation in this Land Use Element. Until the Specific Plan or Area Plan is adopted, the area shall be administered in accordance with the directives of the Resource Management land use designation. **In Progress**

**Action 11.1:** The County shall coordinate its planning activities with the planning activities of other public agencies in Mono County, i.e. applicable special districts, resource agencies, and the Town of Mammoth Lakes. **In Progress**

**Policy 12:** Implement zoning consistent with the Land Use Element. **In Progress**

**Action 12.1:** Amend the Mono County Zoning and Development Code (MCZDC) to achieve consistency with the Land Use Designations and applicable policies in this element. **In Progress**

**Action 12.2:** Assign zoning designations consistent with this Land Use Element. **In Progress**

Action 1.2 Update the Area Plans for the Antelope Valley, Swauger Creek/Devil's Gate, Bridgeport Valley, Mono Basin, June Lake, the Upper Owens area, the Mammoth Vicinity, Long Valley, the Wheeler Crest, the Tri-Valley communities, the Benton Hot Springs Valley, and Oasis on an as-needed basis, with the assistance of applicable Community and Regional Planning Advisory Committees. **In Progress**

Policy 3: Designate a sufficient amount of land for a variety of lodging facilities. **In Progress**

Action 3.1: Designate suitable areas in communities as "Commercial Lodging". **In Progress**

Action 3.2: Designate suitable areas outside of communities as "Rural Resort". **In Progress**

Policy 1: Concentrate commercial development within existing communities. **In Progress**

Action 1.1: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors. **In Progress**

Action 1.1: Designate a sufficient amount of land in appropriate community areas to meet local industrial land use needs (e.g. woodlots, equipment storage, etc.). Local industrial land use areas should be outside of residential areas. **In Progress**

Action 1.1: Designate large parcels in agricultural use as "Agriculture". **In Progress**

Action 1.2: Assign the Agriculture Zoning Designation to lands designated as Agriculture in this element. **In Progress**

Action 2.3: Designate California State Department of Fish and Game lands as "Open Space". **In Progress**

Action 2.4: Amend the MCZDC to include a definition of "site disturbance" and to include standards for site disturbance in various zoning districts. **In Progress**

Action 1.1: Limit the intensity of development in hazard areas through the assignment of appropriate zoning districts. **In Progress**

Action 3.1: Impose permit conditions and mitigation measures that offset the impacts of development on governmental services and infrastructure (i.e. county services and other local service providers). Such conditions and mitigation measures shall also address impacts to county services and other local service providers from future development which occurs in the incorporated area. Affected county services include, but are not limited to, the following:

Social Services

Health Services, including Mental Health Services

Libraries

Justice System, including Courts, District Attorney and Public Defender, Sheriff, and Probation Depts.

Regional Parks and Recreation

General Administration and Finance

In accordance with state law (Government Code § 53077), these exactions will not exceed the benefits derived from the project. **In Progress**

Policy 4: Develop strategies to improve the County's economic climate. **High Priority**

Action 4.1: Appoint a countywide advisory task force, or several such community groups, to advise the Board of Supervisors on economic development plans and projects. **Moderate Priority**

Action 4.2: The Task Force shall develop a countywide Economic Development Plan, or several such plans for community areas. **Moderate Priority**

Action 4.6: Develop a multi-year Capital Improvement Program to respond to long-range infrastructure needs for existing and future community development. **High Priority**

Action 1.2: Annually review the County General Plan, Area and Specific Plans, and the Master Environmental Assessment (MEA), and update as needed with the assistance of the Community and Regional Planning Advisory Committees. Provide a report to the Board of Supervisors in accordance with Government Code § 65400 (b). **In Progress**

Policy 2: Ensure consistency among General Plan documents and the County Code. **In Progress**

Action 2.1: Initiate necessary zoning code amendments to ensure consistency with the provisions of the General Plan. **In Progress**

Action 2.2: Utilize Community and Regional Planning Advisory Committees to conduct necessary rezoning studies. **In Progress**

Action 2.3: Initiate an update to the County Subdivision Regulations and update as necessary. **In Progress**

Action 2.4: Prepare and update as necessary Airport Land Use Plans for the Bridgeport, Lee Vining, and Mammoth/June Lake airports. **In Progress**

Action 3.2: Conduct an annual review of all capital improvement projects proposed by the County and Special Districts in the unincorporated area of the County to ensure compatibility with General Plan directives. **High Priority**

Action 4.1: Prepare and update as necessary other ordinances and regulations necessary to implement this General Plan. **In Progress**

## **ANTELOPE VALLEY**

Action 1.2: Maintain large minimum parcel sizes outside of community areas and the Hwy. 395 corridor. **In Progress**

Action 3.1: Establish a design review process and standards for development in the Highway 395 corridor. **Moderate Priority**

Action 2.1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated district zoning amendments. **In Progress**

Action 2.1: Work with the Walker River Irrigation District and other appropriate agencies to develop a recreation management plan for Topaz Lake. Potential issues to address in the plan include:

- a. Provision of a designated boat launch area to provide boat access within California; and

- b. Creation of restricted boating areas to provide protected waterbird nesting and rearing habitats at the south end of the reservoir. **In Progress**

## **SWAUGER CREEK**

Action 1.1: Encourage minimum parcel sizes within the planning area based upon the sustainable carrying capacity of the land. The sustainable carrying capacity is to be formulated based upon Natural Resource Inventory maps and site visits by Area Planning Group members. **Moderate Priority**

Action 1.2: Unless otherwise determined based on Action 1.1, encourage a minimum parcel size of 40 acres within the planning area. **In Progress**

Action 1.3: Review zoning of all private lands within the area and adjust as necessary to ensure consistency with these policies. **In Progress**

Action 1.4: In assigning zoning designations, indicate the minimum parcel size. **In Progress**

Policy 3: Agricultural uses should be assigned an agricultural land use designation. **In Progress**

Action 1.1: Develop design guidelines which ensure a minimum architectural standard that is compatible with the visual and scenic environment. **Moderate Priority**

Action 1.2: Consider establishing a Design Review District for Swauger Canyon, in accordance with the provisions of the MCZDC. **Moderate Priority**

Action 1.3: Adopt the design guidelines for the Design Review District as part of CC&R's and attach to deeds on all properties within the Design Review District. **Low Priority**

Action 1.4: Encourage SCE/Contel to develop an overall plan for the underground installation of all utilities within the planning area. **Moderate Priority**

Action 2.1: Work with the Area Planning Group to identify open viewsheds and significant viewsheds and to develop specific design guidelines for those parcels. **Moderate Priority**

Action 2.2: Assign Scenic Combining zoning to such areas to protect scenic values. **In Progress**

Policy 2: Consider mapping of all permanent and ephemeral surface water sources within the planning area. **Moderate Priority**

Policy 5: Alternate methods of sewage treatment which are more compatible to the area than septic tanks, such as composting toilets, should be considered. **Low Priority**

Action 1.1: All residential parcels shall be mapped for solar access sites. **Low Priority**

Action 1.2: Use of super insulation and passive solar construction for space heating in all structures should be encouraged through the use of tax or fee incentives. **Low Priority**

Action 1.3: Non-solar building sites should be required to use super insulation techniques to reduce heating loads and costs. **Low Priority**

Action 1.5: Domestic water heating should be augmented through the use of :

- 1) Batch solar heaters (or preheaters) on solar sites,
- 2) Use of instantaneous water heaters (gas or electric) that will eliminate standing losses. **Low Priority**

Action 1.6: A schedule of Energy Incentives should be formulated, in conjunction with Mono County, to implement this policy. **Low Priority**

Action 2.3: The Area Planning Group may develop a regional reforestation plan using only native tree species. **Low Priority**

Policy 1: Establish area-wide pedestrian access to the waters of Swauger Creek; this has been accomplished in the Swauger Canyon area through the use of public easements, and should be extended to other areas if not already done. **Low Priority**

Action 2.1: Consider amending Chapter 10.64, Firearm Discharge, of the Mono County Code to include private lands in the residential portion of the Swauger Creek Planning Area as a prohibited area for firearms discharge. **Moderate Priority**

## **BRIDGEPORT VALLEY**

Policy 1: Carefully evaluate subdivisions outside of the existing community area. Consideration should be given to assigning large minimum parcel sizes in the Valley. **In Progress**

Action 1.1: Assign agricultural zoning to the valley and the upland areas surrounding the valley. Minimum parcel sizes shall be determined through the re-zoning process. **In Progress**

Policy 3: Designate and zone land presently in agricultural use as "Agriculture". **In Progress**

Policy 5: Discourage tract housing developments. The term "tract housing" shall be defined in the zoning code. **In Progress**

Policy 6: Designate a limited amount of land to provide for local industrial land use needs. **In Progress**

Policy 2: Consider establishing a Groundwater Management District to manage the groundwater resource. **High Priority**

Policy 3: Support designation of Highway 395 as a National Forest Scenic Byway. **In Progress**

Policy 1: Work with appropriate agencies to manage Bridgeport Reservoir in a manner that protects the natural resources in the area and provides additional recreational opportunities. **High Priority**

Policy 2: Work with appropriate agencies and groups to develop and implement a management plan for the Travertine Hot Springs. **In Progress**

Policy 3: Work with appropriate agencies to improve dispersed recreational opportunities (picnicking, camping, snowmobiling, cross country skiing, biking, etc.) with information signs and maps, restrooms, bike lanes, etc. **High Priority**

## MONO BASIN

Action 1.1: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining. **High Priority**

Action 1.2: Designate lands adjacent to Lee Vining for community expansion in the Land Use Element. **Completed**

Action 1.4: Periodically review the Conway Ranch Specific Plan and any other future specific plans in the Mono Basin. **In Progress**

Policy 2: Provide a site for limited industrial uses, including roadyards, heavy equipment storage, and similar uses, within or adjacent to Lee Vining. **High Priority**

Action 2.1: Consider relocating visually offensive land uses, such as roadyards, to the designated industrial site. **High Priority**

Policy 4: Provide a community center in Lee Vining. **In Progress**

## MAMMOTH VICINITY

Action 2.1: Assign Scenic Combining zoning along Highway 395 in order to minimize the impacts of development in the Highway 395 viewshed. **In Progress**

Action 2.2: Designate undeveloped LADWP lands as "Open Space" in order to protect the scenic resources on those lands. **Completed**

Action 3.1: Work with agencies and organizations owning or managing existing uses in the Highway 395 viewshed to mitigate the adverse visual impacts of those uses, e.g. by painting, landscaping, or otherwise screening the use. **In Progress**

Action 3.2: Investigate the potential of relocating existing visually incompatible uses in the Highway 395 viewshed. **In Progress**

Action 2.2: Amend the Mammoth/June Lake Airport Land Use Plan to allow only resource extraction uses at the existing quarry on private land within the planning area and recommend the same policy for other existing quarries in the planning area. **Low Priority**

Action 2.3: Work with the Town of Mammoth Lakes to identify and designate an appropriate site for land intensive industrial uses and a household hazardous waste transfer facility within the Town's sphere of influence boundary. **In Progress**

Action 4.1: Study the feasibility of expanding the existing recreational facilities at Whitmore. **In Progress**

Action 4.2: Develop additional interpretive sites in the area, such as the proposed geothermal interpretive center, as funding becomes available. **Moderate Priority**

Action 5.2: Establish a Hot Creek Buffer Zone. Development within that zone shall require a finding that all identified environmental impacts of the project are reduced to less than significant levels by the permit conditions. **Completed**

Action 3.2 Work with the appropriate agencies to develop and implement a comprehensive management plan for Crowley Lake and the downstream areas of the aqueduct system. The management plan should ensure that the aqueduct system is managed in a manner that protects the ecological values of the Long Valley and the downstream areas of the aqueduct system. **High Priority**

Action 3.3 Develop a Special Area Management Plan<sup>4</sup> in cooperation with the Corps of Engineers for wetlands in Long Valley. **In Progress**

## UPPER OWENS RIVER

Action 1.1: In this element, designate the privately owned property of the Upper Owens area as Agriculture, Open Space, Specific Plan or Resource Management. **Completed**

Action 1.2: Assign Agriculture, Open Space, or Specific Plan zoning to the privately owned property of the Upper Owens area in a manner consistent with Action 1.1. **In Progress**

Action 2.2: Study the financial impacts, feasibility, and mechanisms for providing winter access to the area. **Low Priority**

Action 3.1: Based upon existing resource information, estimate thresholds for maintaining the area's environmental quality; thresholds should address air quality, viewsheds, water quality, noise environment, traffic, and wildlife habitats. The type and intensity of permitted development should not exceed the estimated thresholds. Development projects proposed prior to the establishment of these thresholds should address these issues in project environmental assessments. **Low Priority**

Action 4.1: Establish an Upper Owens Planning Advisory Committee consisting of area landowners to review and comment on planning and environmental projects having the potential to impact the area. **In Progress**

Action 1.5: Request that potential impacts to the Upper Owens River be thoroughly considered in applicable environmental studies, such as the cumulative impact study for the Mammoth-June area currently underway by the Inyo National Forest, and the EIR underway by the State Water Resources Control Board for Mono Basin streams. **In Progress**

Action 2.1: Work with local landowners to develop coordinated strategies for preserving the integrity of the Upper Owens River corridor, including the riparian corridor, downstream to Crowley Lake. Stream preservation options and techniques--such as conservation easements, transfer of development rights, fencing, enhancement of water quality and the sale of sensitive land to conservation organizations--should be considered. **In Progress**

Action 2.2: Work with local landowners to manage access to the river in a manner that preserves the integrity of the riparian corridor and the fishery. **High Priority**

Action 1.1: After adoption of the General Plan, rezone lands used for agricultural purposes to ensure consistency with the General Plan. **Completed**

## LONG VALLEY

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<sup>4</sup>A Special Area Management Plan is a set of policies developed cooperatively with the U.S. Corps of Engineers to address local wetland development issues.



Action 2.1: Study the feasibility and desirability of consolidating service provision in the Long Valley area, as suggested in the Sphere of Influence Reports prepared by Mono LAFCO for the Birchim Community Service District (Sunny Slope) and the Hilton Creek Community Service District (Crowley Lake/Hilton Creek). **Moderate Priority**

Action 2.2: Study the feasibility and desirability of developing a community water system for the Crowley Lake/Hilton Creek area. **High Priority**

Action 1.2: Through the provision of density bonuses, encourage clustering of residential units in areas designated for low density residential uses for sites of two (2) acres or more. **In Progress**

Action 2.2 Study the feasibility and desirability of establishing a Design Review District and associated design review standards in the planning area. **Low Priority**

Action 1.1: Designate a sufficient amount of land to accommodate tourist and community commercial needs. **In Progress**

Action 1.1: Designate a sufficient amount of land to accommodate light industrial needs. **In Progress**

Action 1.2: Pursue the acquisition of suitable public land for the remote placement of incompatible industrial uses. **In Progress**

Action 1.2: Designate lands owned by the LADWP for open space. **Completed**

Action 4.1: Designate sites for neighborhood parks. Each park is encouraged to provide a multiple recreational setting with input from the service area population as to facilities, activities and design. **High Priority**

Action 4.3: Study the feasibility of developing bike paths/trail system throughout the area, including methods of funding such a system. **In Progress**

Policy 5: Ensure that those using recreation facilities contribute to the cost of providing and maintaining facilities. **In Progress**

Action 1.1: Identify those private parcels which by reason of their remote, isolated or hazard prone location could be considered for trade to public agencies. **Moderate Priority**

Action 1.2: Identify those public parcels which by reason of their location could house otherwise incompatible public facilities or private uses (e.g. light industrial) and which should be considered for acquisition. **Moderate Priority**

Action 1.3: Request the BLM to designate lands adjacent to community areas for potential future land disposal. **Completed**

## **WHEELER CREST**

Action 1.6: Petition the Board of Supervisors to establish a development fee and/or land bank for community uses. **Low Priority**

Action 2.5: Develop design review standards indicating desired architectural type and outside treatments that will harmonize with the rural character of the area. **Completed**

Action 3.5: Consider amending the Zoning Code or this Plan in order to further restrict the intensity of animal use in residential areas. **In Progress**

Action 5.1: Identify parcels incompatible for private use by virtue of location and/or environmental sensitivity (i.e. avalanche area, deer migration route, etc.). **In Progress**

Policy 2: Provide sites and/or facilities to accommodate a variety of community activities. **Moderate Priority**

Action 2.3: Evaluate and improve, if necessary, all utilities to adequately serve community facilities. **Moderate Priority**

Action 2.4: Provide incentives to encourage private parties to contribute towards necessary community facilities. **Moderate Priority**

Action 1.1: Monitor and discourage the conversion of viable agricultural land. **In Progress**

Action 3.1: Utilize Quimby Act fees to finance park and recreation development. Capture currently available state and federal monies allocated for these purposes. **In Progress**

Action 5.2: Assist in the preservation of valuable deer habitat by establishing a land bank, or other mechanisms, to retain migration corridors. **In Progress**

Action 5.5: Assign Open Area zoning for surrounding DWP lands. **In Progress**

Action 1.1: The Mono County Health Department and the Wheeler Crest Community Service District shall evaluate, as the community expands, the need for community water systems in the planning area. **In Progress**

Action 1.3: Require utilization of all water saving devices at building construction. **Moderate Priority**

Action 1.3: Adopt erosion control and grading regulations that will minimize removal of natural vegetation to help prevent downstream sedimentation. **In Progress**

Action 2.2: Monitor groundwater levels and quality and consider initiation of a groundwater management plan to ensure protection of the resource. **In Progress**

Action 3.1: Create a list of known or potential rare and endangered plants that may exist within the study area. Retain the expertise of the California Native Plant Society. **Completed**

Action 5.3: Revise county procedures regarding cultural resources to assure recordation/preservation prior to site disturbance. **In Progress**

Policy 6: Develop programs that prevent the harassment of wildlife by domestic animals. **In Progress**

Action 7.1: Work with all federal, state, and local agencies to implement and maintain tree preservation programs. **In Progress**

Action 1.5: Set up an emergency evacuation plan that is available prior to a fire breaking out. This could also be used for other natural disasters. **Completed**

Action 1.8: Require a consistent street naming and housing numbering system for the area and require all names and numbers to be clearly visible. **Completed**

Action 1.10: Work with applicable agencies to provide a secondary/emergency access route for the Wheeler Crest community. **Moderate Priority**

Policy 2: Establish appropriate siting and development standards in order to reduce the risks of earthquakes. **Completed**

## **TRI-VALLEY**

Action 2.2: Consider amending the ten (10) acre minimum parcel size. **Low Priority**

Action 2.4: The assigned development credits shall be recorded in a Development Credits Ledger. The Development Credits Ledger shall be maintained by the Planning Department. **In Progress**

Action 3.1: Encourage the completion of adequate studies of the flooding potential throughout the Tri-Valley area. **High Priority**

Policy 1: Designate adequate lands along Hwys 6 and 120 in Benton and Chalfant for small-scale commercial uses which serve the communities. **Completed**

Action 1.2: Designate a landing strip for agricultural and emergency uses in Hammil Valley. **Low Priority**

Action 2.1: Designate sites for community recreational areas. **In Progress**

## **BENTON HOT SPRINGS VALLEY**

Action 3.6: Support the establishment of a fire protection district or evaluate annexing Benton Hot Springs to the White Mountain Fire Protection District. **High Priority**

## **OASIS**

Policy 1: Designate existing agricultural lands for agricultural use in the Land Use Element, and initiate associated district zoning amendments. **In Progress**

## **NOISE ELEMENT**

Action 1.1: Continue to enforce, and revise as necessary, Chapter 10.16 of the Mono County Code, which establishes noise standards and regulates noise according to those standards. **In Progress**

Action 1.4: Work with the Walker River Irrigation District Task Force to develop guidelines in their recreation plans for Topaz and Bridgeport reservoirs to control noise from powerboats. **Low Priority**

Policy 4: Review and update the Noise Element and Noise Ordinance (Chapter 10.16 of the County Code), as necessary, to ensure that noise information and policies are consistent with current conditions. **In Progress**

Action 4.2: Update existing and projected noise contour data as required by State law. **High Priority**

Action 4.3: Develop noise contour data for helipads in the county (e.g. Forest Service, USMC, hospitals). **Low Priority**

Action 2.1: Amend Chapter 10.16 of the Mono County Code to specify where noise impacts should be measured, and to define how noise levels shall be measured. This definition should consider the effect of topographic features, ground impedance, atmospheric conditions, and other variables associated with sound and vibration transmission. **In Progress**

Action 3.1: Amend Chapter 10.16 of the Mono County Code to include standards for the amplitude of air blasts and ground-borne vibration. **In Progress**

Policy 1: Identify existing and potential noise sensitive areas and land uses. **In Progress**

## **SAFETY ELEMENT**

Action 2.1: The Building Department will identify potentially hazardous buildings in accordance with the Unreinforced Masonry Building Law (Government Code Section 8875). **Completed**

Action 2.2: The Building Department will develop and implement a mitigation program for potentially hazardous buildings in accordance with the Unreinforced Masonry Building Law. **In Progress**

Action 3.2: Work with the Federal Emergency Management Agency, the State Department of Water Resources, and other appropriate agencies to designate alluvial fans and mudflow areas on Flood Insurance Rate Maps; the Tri-Valley area should be a study priority. **High Priority**

Action 3.4: Request the Division of Mines and Geology to establish Mono County as a priority area for mapping areas of ground shaking, liquefaction, and earthquake-induced landslides in accordance with Seismic Hazard Mapping Regulations. **High Priority**

Action 4.1: Designate known hazardous areas for low intensity uses in the land use element; assign low intensity zoning for such areas. **In Progress**

Action 5.1: Consider enacting a hillside development ordinance to address requirements for evaluation of landslide, rockfall, and other geologic hazards on hillsides. **Low Priority**

Action 5.3: Amend the zoning code to include maximum site disturbance restrictions in appropriate zoning districts. **In Progress**

Action 1.1: Work with the Federal Emergency Management Agency, the State Department of Water Resources, and other appropriate agencies to update flood hazard studies for developing areas of the County. The June Lake, Walker-Coleville-Topaz, and Tri-Valley areas should be study priorities. **High Priority**

Action 2.2: Consider adopting the Uniform Fire Code. **Moderate Priority**

Action 2.3: Request the Mono County Fire Services Association, which consists of the eleven Fire Districts in the County, to review and comment on fire protection plans and major development proposals situated outside existing fire district spheres of influence. **Moderate Priority**

Action 3.1: Survey landowners who own properties which, on the basis of prior studies, may be impacted by avalanches, for interest in land trades or purchases. **Moderate Priority**

Action 3.2: Initiate land trade/purchase discussions between landowners and appropriate federal, state or county agencies, or land conservation groups. **Moderate Priority**

Action 3.3: Request applicable federal or state agencies to assign high priority land acquisition status to private lands in areas which, on the basis of prior studies, may be impacted by avalanches. **Moderate Priority**

Action 4.1: Identify community facilities appropriate for emergency housing purposes in the Housing Element. **Moderate Priority**

Action 1.1: Continue to promote and encourage local and/or regional Forest Service offices to:

- 1) Expand the backcountry avalanche forecasting program to include threatened community areas;
- 2) Structurally mitigate (i.e. supporting structures, deflecting berms, retarding mounds, catching dams, snow fences, etc.) avalanche hazards threatening community areas; and
- 3) Initiate land exchanges with willing property owners in avalanche hazard areas. **High Priority**

Policy 2: Seek cooperation from Caltrans in mitigating avalanche hazards to local state highways. **In Progress**

Action 2.1: Promote and encourage Caltrans' assistance in funding local avalanche forecasting programs. **Moderate Priority**

Action 2.2: Support Caltrans efforts to expand avalanche mitigation efforts in the June Lake community. Implement policies under Objective K of the Circulation Element of the June Lake Area Plan. **In Progress**

Action 2.3: Encourage Caltrans to post avalanche warning signs along potential avalanche sections of Highway 395, such as in the Long Valley area, the Wilson Butte area, and the area north of Lee Vining during the avalanche season. **High Priority**

## **Housing Element Progress Review**

The following section reviews the progress in achieving the goals, policies, objectives and programs of the Housing Element.

## POLICIES AND PROGRAMS

### GOAL

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for all residents of the county, both present and future.

### QUANTIFIED OBJECTIVES:

	New Construction	Rehabilitation	Conservation*
Very Low	138	10	100
Other Low	108	17	50
Moderate	110	10	50
Above Moderate	172	0	0

\*The County has no restricted or assisted units.

### POLICY A

Ensure that there are adequate sites and facilities to support future housing needs.

#### OBJECTIVE 1

Ensure that the County's General Plan, Zoning and Subdivision regulations allow for the development and maintenance of a variety of housing types.

**Program 1.1:** Review and revise the county's General Plan to achieve consistency among its elements and to ensure that its policies allow for the development and maintenance of a wide variety of housing types.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.

Timeframe: Review annually, revise as needed.

**PROGRESS:** *All general plan elements, including the Housing Element have been reviewed this past year with applicable local planning groups, and recommendations for amendments to ensure consistency have been developed.*

**Program 1.2:** Revise the county's Zoning and Development Code to ensure consistency with the updated General Plan.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.

Timeframe: Within one year of adoption of the General Plan Update.

**PROGRESS:** *As discussed earlier in this report, the rezoning process is underway.*

**Program 1.3:** Rezone the unincorporated area to ensure consistency with the updated General Plan.

Responsible Agencies: Planning Department with Planning Commission and regional and community planning advisory committees.

Timeframe: Within one year of adoption of the revised Zoning and Development Code.

**PROGRESS:** *As discussed earlier in this report, the rezoning process is underway.*

**Program 2.2:** Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability.

Responsible Agencies: Planning Department and Planning Commission.  
Timeframe: As development occurs.

**PROGRESS:** *Ongoing.*

**POLICY B**

Work towards attainment of the identified regional housing needs.

**OBJECTIVE 1**

Meet basic housing construction needs by the construction or placement of approximately 528 units by 1997, if population growth is achieved as expected.

**Program 1.1:** Continue to conduct pre-application conferences with project proponents to assist them in understanding permit procedures and to resolve potential difficulties early in the review process.

Responsible Agencies: Planning Department, Building Department, Land Technical Advisory Committee (LTAC) = Planning Department, Public Works Department, Health Department, and Code Enforcement Office.

Timeframe: As necessary. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 1.2:** Review permit processing procedures of the Planning and Building Departments to ensure continued streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear, and easy to use.

Responsible Agencies: Planning and Building Departments.

Timeframe: Annually.

**PROGRESS:** *Ongoing. As discussed earlier, recent office consolidation has resulted in one stop permit counter.*

**Program 1.3:** In conformance with state law, permit mobilehomes on all parcels zoned for conventional single-family residences.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 1.4:** Amend the Zoning and Development Code to clarify the procedures for permitting the installation of mobilehomes in various zoning designations other than single-family residential designations.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Within one year of adoption of the General Plan Update.

**PROGRESS:** *As discussed, changes to zoning code have been delayed but are top priority for 1995-6.*



**Program 1.5:** Continue to permit mobilehome parks on all land planned and zoned for residential land use, in conformance with State law. This also applies to mobilehome developments intended for sale as mobilehome condos or cooperative parks, or as mobilehome planned unit developments.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 1.6:** Continue to implement regulations regarding Manufactured Housing Subdivisions and Mobilehome Parks and Recreational Vehicle Parks. These regulations provide for a reduction in development standards.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: As projects are proposed. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 1.7:** Adopt the proposed "Mixed Use" General Plan land use designation and zoning district in order to provide for mixed commercial--residential uses and to allow for maximum development of housing, particularly employee housing.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: During revision of the Zoning and Development Code, within one year of adoption of the General Plan Update (see Policy A, Program 1.2).

**PROGRESS:** *Completed. Minor changes to ordinance may be made in future for Walker Area.*

**Program 1.8:** Implement the proposed "Mixed Use" zoning designation in areas with existing mixed uses.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon adoption of the General Plan Update, during the subsequent re-zoning of the unincorporated area.

**PROGRESS:** *Proposed zoning includes mixed use for areas in Bridgeport, Walker, and several other areas.*

**Program 1.9:** In communities with a limited private land base and with limited vacant land available for additional residential development, study the possibility of acquiring surrounding public lands for community expansion.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing. Current efforts to acquire DWP land for Lee Vining Community Center.*

**Program 1.10:** Designate potential areas as community expansion areas/specific plan in the Land Use Element.

Responsible Agency: Planning Department.

Timeframe: During current general plan update.

**PROGRESS: Completed.**

**Program 1.11:** Study the desirability and feasibility of implementing a redevelopment agency in the County.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

**PROGRESS: None.**

## **OBJECTIVE 2**

Encourage the provision of affordable housing to meet the needs of all economic segments and special housing groups. By July 1997, encourage the construction of approximately 138 units for very low income households, 108 units for low income households, and 110 units for moderate income households.

**Program 2.1:** Provide a 25 percent density bonus for projects in which 20 percent or more of the units will be constructed for lower income households; or 10 percent or more of the units will be constructed for very low income households; or 50 percent or more of the units will be constructed for senior citizens.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of an application for an affordable housing project. Ongoing, 1991-1997.

**PROGRESS: Ongoing.**

**Program 2.2:** Amend the Zoning and Development Code, to reflect recent changes in state requirements for density bonuses.

Responsible Agency: Planning Department.

Timeframe: Within one year of adoption of the General Plan Update.

**PROGRESS: In progress.**

**Program 2.3:** Provide a density bonus for the provision of enclosed, covered parking, including underground parking. Density bonuses for enclosed, covered parking are available at the rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50 percent of the units to qualify for bonuses. Density bonuses will be calculated on the surplus of required covered parking spaces greater than 50 percent.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

**PROGRESS: Ongoing.**

**Program 2.4:** In the MU, mixed use, district provide an additional lot coverage bonus of 10 percent (for a total lot coverage of 70 percent) for structures that contain mixed commercial and residential (employee or long-term rental) uses.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.5:** In addition to providing density bonuses, reduce or waive processing fees for qualifying affordable housing projects in order to facilitate processing.

Responsible Agency: Board of Supervisors.

Timeframe: Upon receipt of an application for an affordable housing project. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.6:** During the pre-application process, inform project applicants of the density bonus provisions and encourage their use.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of a project application. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.7:** Continue to allow secondary housing units in single family residential areas as provided by State law and by the County's Secondary Housing Ordinance.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Upon receipt of an application for a secondary housing unit. Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.8:** The County shall not impose any requirements for housing construction other than those mandated by State law or those determined necessary to protect the health and safety of the residents of the county.

Responsible Agencies: Public Works Department, Health Department, Planning Department, Building Department.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.9:** Maintain an up-to-date file of federal and state housing related programs and funding opportunities. Investigate the possible use of the following programs, among others:

HOME Investment Partnership Program  
HCD's Housing Assistance Program  
Rural set-aside funds in the state's rehabilitation and rental housing construction program  
CDBG program for infrastructure and land acquisition.

Assist developers in applying for grants, loans, or other funding opportunities for affordable housing.

Responsible Agency: Planning Department.

Timeframe: Ongoing, 1991-1997.

**PROGRESS: Ongoing.**

**Program 2.10:** Work with local social service agencies such as the Inyo-Mono Area Agency on Aging (IMAAA) and the Inyo-Mono Advocates for Community Action (IMACA) to participate in and coordinate housing programs, such as "share a house", which are designed to ease the burden of housing costs for the elderly and disabled.

Responsible Agencies: Department of Social Services, IMAAA, IMACA.

Timeframe: Ongoing, 1991-1997.

**PROGRESS: Ongoing.**

**Program 2.11:** Work with IMACA, IMAAA, Inyo County, the Town of Mammoth Lakes and other appropriate entities to study the feasibility of establishing a regional housing authority or a regional non-profit corporation or trust for affordable housing.

Responsible Agency: Planning Department.

Timeframe: Complete study by 1994.

**PROGRESS: Recently formed Council of Governments formed by Inyo and Mono Counties, the Town of Mammoth Lakes and Bishop may be appropriate entity. Will continue to explore potential.**

**Program 2.12:** During the permit review process, encourage developers and property owners to construct homes on an east-west axis to capitalize on solar heating advantages and reduce utility costs.

Responsible Agencies: Building and Planning Departments.

Timeframe: When an application is received.

**PROGRESS: Ongoing.**

### **OBJECTIVE 3**

Ensure that future development provides a sufficient number of affordable employee housing units so that the existing housing stock is not adversely impacted by such development.

**Program 3.1:** Require developers of large scale development, such as large multi-family residential projects, commercial lodging projects, or resort projects, to construct affordable employee housing; the continued affordability of employee units shall be assured through enforceable documents which flow with the sale or ownership transference of the property. Unit ratio recommended: one employee unit for 10-50 units; one employee unit per each 50 units thereafter Employee housing units provided for projects will not be considered in determining the maximum density permitted for development projects.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: On-going, as development is proposed.

**PROGRESS:** *Ongoing.*

**POLICY C**

Maintain and improve the existing housing stock through rehabilitation, replacement, and conservation.

**OBJECTIVE 1**

Provide for the rehabilitation of approximately 37 existing units, and the replacement of approximately 15 units, by 1997.

**Program 1.1:** Participate in the State's Community Development Block Grant (CDBG) program for rehabilitation and weatherization assistance.<sup>5</sup>

Responsible Agencies: Planning Department, IMACA, Board of Supervisors.

Timeframe: Available funding cycles between 1991 and 1997.

**PROGRESS:** *Presently considering proposal by consulting firm to submit CDBG grant application.*

**Program 1.2:** Encourage the private rehabilitation of housing by establishing a tax code enforcement program.<sup>6</sup>

Responsible Agencies: Code Enforcement, Building Department, Board of Supervisors.

Timeframe: FY 1993-94.

**PROGRESS:** *None.*

**Program 1.3:** Increase the public's awareness of rehabilitation programs. The Building Department will work with appropriate agencies and entities to maintain information about these programs and make them available to the public.

Responsible Agencies: Building Department, Code Enforcement, IMACA.

Timeframe: Ongoing, 1991-1997.

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<sup>5</sup>Created by the Housing and Community Development Act of 1974, the CDBG Program is targeted towards lower income households to improve housing and economic conditions. Eligible activities include housing and rehabilitation loans, public facilities improvements, and low interest loans to businesses that create or retain jobs.

Funding is allocated by Congress to the State and is administered by the California Department of Housing and Community Development (HCD). Funding of local grant applications is competitive and occurs on an annual basis. Counties and cities are eligible applicants.

<sup>6</sup>Complaints of substandard housing should be referred to the Building Department, who will then notify the State. California Revenue and Taxation Code Section 17299 denies deductions to owners of substandard rental property; denying the deductions for interest, taxes and depreciation is an effective tool for upgrading rental units.

**PROGRESS:** *Ongoing.*

**Program 1.4:** Enforce housing code requirements and develop a housing rehabilitation program.

- a. Abatement of unsafe residential units; replacement with safe and affordable units.
- b. Seek home repair grants and low interest loans, including rental rehabilitation grants.
- c. technical assistance grant from CDBG to begin/address this work.
- d. identification of neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements.

Responsible Agencies: Planning Department, Building Department, Code Enforcement

Timeframe: Develop program by 1993. Apply for grants/loans beginning in 1994.

**PROGRESS:** *None.*

**Program 1.5:** Continue to enforce the requirements of Title 24 of the California Administrative Code, pertaining to energy conservation.

Responsible Agency: Building Department.

Timeframe: Ongoing, 1991-1998.

**PROGRESS:** *Ongoing.*

## **OBJECTIVE 2**

Conserve at least 200 existing housing units by 1997.

**Program 2.1:** Increase the use of home weatherization programs offered by utility companies and other groups by distributing information to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.

Responsible Agencies: Planning and Building Departments, in cooperation with the Los Angeles Department of Water and Power (DWP), Southern California Edison (SCE), Sierra Pacific Power, and IMACA.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 2.2:** Continue to enforce regulations in the Mono County Zoning and Development Code concerning the conversion of residential facilities or mobilehome spaces in a mobilehome park to other uses.

Responsible Agencies: Planning Department and Planning Commission.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

## **POLICY D**

Provide emergency shelter to citizens in need of short-term emergency housing.<sup>7</sup>

**OBJECTIVE 1**

Provide emergency shelter for victims of natural hazard occurrences or accidents, and the homeless.

**Program 1.1:** Revise the Zoning Code to provide for emergency shelters and transitional housing in Commercial, Commercial Lodging, and Mixed Use districts. Monitor the need for permanent emergency shelters. Apply for or encourage and assist a non-profit organization to apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is a need for emergency housing.

Responsible Agency: Planning Department.

Timeframe: Revise the Zoning Code within one year of adoption of the General Plan Update. Monitor need on an annual basis. Apply for grants when needed.

**PROGRESS:** *In progress.*

**Program 1.2:** Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.

Responsible Agency: Office of Emergency Services.

Timeframe: Review annually; revise as needed.

**PROGRESS:** *Ongoing.*

**Program 1.3:** Continue to provide short-term housing for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 1991-1997.

**PROGRESS:** *Ongoing.*

**Program 1.4:** Monitor the need to increase services for homeless persons.

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Monitor annually; revise procedures as needed.

**PROGRESS:** *Ongoing.*

**POLICY E**

Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

**OBJECTIVE 1**

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<sup>7</sup>There is not a significant need for a permanent emergency facility due to the County's small resident population and harsh winter climate which does not lend itself favorably to a transient population.

The County shall not allow housing discrimination to interfere with the attainment of its housing goals and objectives.

**Program 1.1:** Disseminate information on fair housing laws.

Responsible Agencies: IMACA, Department of Social Services, County Library System.  
Timeframe: Ongoing, 1991-1997.

***PROGRESS: Ongoing.***

**Program 1.2:** Refer persons with complaints of housing discrimination to appropriate agencies, such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.

Responsible Agencies: IMACA, Department of Social Services.

Timeframe: Ongoing, 1991-1997.

***PROGRESS: Ongoing.***

**Program 1.3:** Continue to enforce federal and state requirements pertaining to handicapped accessibility.

Responsible Agency: Building Department.

Timeframe: Ongoing, 1991-1997.

***PROGRESS: Ongoing.***

**Program 1.4:** Work with appropriate agencies to increase the number of Section 8 vouchers available in the county, if possible.

Responsible Agencies: Department of Social Services, IMACA, IMAAA, Housing and Urban Development.

Timeframe: Ongoing, 1991-1997.

***PROGRESS: Ongoing.***





OFFICE OF THE BOARD OF SUPERVISORS  
COUNTY OF MONO  
P. O. BOX 715, BRIDGEPORT, CA 93517  
(619) 932-5215

Nancy Wells  
Clerk of the Board

Roberta Reed  
Deputy

MINUTE ORDER  
95-316

RECEIVED

NOV 13 1995

MONO COUNTY PLANNING DEPT.

TO: Planning Director

FROM: Board of Supervisors

SUBJECT: Annual Report

At the regular meeting of the Mono County Board of Supervisors of

November 7, 1995, it was:

Moved by Supervisor Farnetti, seconded by Supervisor Lawrence and unanimously carried to accept and approve the 1994 Annual Report of the Planning Department, with the changes that resulted from Board review; review provided and input to the draft Planning Department's Mission Statement.

Adsent: Supervisor Reid

Cc: Clerk of the Board  
County Counsel  
County Administrative Officer

Directed to: Planning Director

Response date: n/a

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